

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode  
10 MAYWOOD ROAD CRANBOURNE SOUTH VIC 3977

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price  or range between  \$1,640,000 &  \$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$790,000	Property type	House	Suburb	Cranbourne South
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
28 SCOTT ROAD CRANBOURNE SOUTH VIC 3977	\$1,950,000	22-Jul-25
875 NORTH ROAD CRANBOURNE SOUTH VIC 3977	\$2,430,000	20-Oct-25

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 December 2025

**28 SCOTT ROAD CRANBOURNE  
SOUTH VIC 3977**

4 3 4

Sold Price

**\$1,950,000**

Sold Date

22-Jul-25

Distance

**1.09km****875 NORTH ROAD CRANBOURNE  
SOUTH VIC 3977**

4 2 15

Sold Price

**RS \$2,430,000****UN**

Sold Date

20-Oct-25

Distance

**1.58km****RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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