

# 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 111 Clarendon Street, Cranbourne, Vic 3977


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$630,000 & \$690,000

### Median sale price

Median price \$680,000 Property type House Suburb Cranbourne

Period - From 01/08/2024 to 31/07/2025 Source  PropTrack

### 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 six 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
11 Ash St, Cranbourne, VIC 3977	\$682,000	06/06/2025
39 Cranbourne Drive, Cranbourne, VIC 3977	\$690,000	17/03/2025
31 Taylor Street, Cranbourne, VIC 3977	\$662,000	29/05/2025

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 six months.~~

This Statement of Information was prepared on: 19/08/2025