

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	15 Robusta Avenue, Cranbourne, VIC 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$699,900	&	\$769,000
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Median sale price

Median price	\$763,250	Property Type	House	Suburb	Cranbourne (3977)
Period - From	01/05/2024	to	01/04/2025	Source	Realestate.com.au

Comparable property sales

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
9 PHOENIX AVENUE, CRANBOURNE VIC 3977	\$760,000	14/04/2025
7 MILLBANK PLACE, CRANBOURNE VIC 3977	\$765,000	29/03/2025
33 BENDIGO COURT, CRANBOURNE VIC 3977	\$767,000	13/01/2025

This Statement of Information was prepared on: 25/05/2025