

## 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

161 NARRE WARREN ROAD CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$664,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2024

to

30 Jun 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

|                                         |        |           |
|-----------------------------------------|--------|-----------|
| 3 AVERNE STREET CRANBOURNE VIC 3977     | 871000 | 17-Jun-25 |
| 45 CLAIRMONT AVENUE CRANBOURNE VIC 3977 | 670000 | 20-May-25 |
| 20 DAMIAN COURT CRANBOURNE VIC 3977     | 820000 | 10-Jun-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: 22 July 2025



## 3 AVERNE STREET CRANBOURNE VIC 3977

Sold Price

**871000**

Sold Date

**17-Jun-25**

3

2

2

Distance

**1.38km**



## 45 CLAIRMONT AVENUE CRANBOURNE VIC 3977

Sold Price

**670000**

Sold Date

**20-May-25**

3

2

2

Distance

**1.98km**



## 20 DAMIAN COURT CRANBOURNE VIC 3977

Sold Price

<sup>RS</sup> **820000**

Sold Date

**10-Jun-25**

3

2

2

Distance

**1.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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