



pricefinder

STATEMENT OF INFORMATION

18 CASPER STREET, CRANBOURNE, VIC 3977

PREPARED BY ANGELICA EMPAY, AREA SPECIALIST RAPID

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 CASPER STREET, CRANBOURNE, VIC

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Indicative Selling Price

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

Price Range:

\$890,000 to \$920,000

Provided by: Angelica Empay, Area Specialist Rapid

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$715,000

01 April 2025 to 30 September 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



31 STRINGER AVE, CRANBOURNE, VIC 3977

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Sale Price

\$896,616

Sale Date: 25/02/2025

YEAR BUILT: -
BUILDING AREA: 0 SQM
LAND: 477 SQM

Distance from Property: 662m 



6 BRIDPORT ST, CRANBOURNE WEST, VIC

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Sale Price

\$900,000

Sale Date: 24/08/2025

YEAR BUILT: 2015
BUILDING AREA: 178 SQM
LAND: 512 SQM

Distance from Property: 1.7km 



8 ERINDALE ST, CRANBOURNE WEST, VIC

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Sale Price

\$900,000

Sale Date: 12/05/2025

YEAR BUILT: 2015
BUILDING AREA: 162.1 SQM
LAND: 512 SQM

Distance from Property: 1.5km 

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

18 CASPER STREET, CRANBOURNE, VIC 3977

Indicative selling price

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

Price Range:

\$890,000 to \$920,000

Median sale price

Median price	\$715,000	Property type	House	Suburb	CRANBOURNE
Period	01 April 2025 to 30 September 2025	Source			

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

31 STRINGER AVE, CRANBOURNE, VIC 3977	\$896,616	25/02/2025
6 BRIDPORT ST, CRANBOURNE WEST, VIC 3977	\$900,000	24/08/2025
8 ERINDALE ST, CRANBOURNE WEST, VIC 3977	\$900,000	12/05/2025

This Statement of Information was prepared on:

09/12/2025