

## 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

18 FLETCHER 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<br>between | \$1,500,000 | & | \$1,650,000 |
|--------------|--|---------------------|-------------|---|-------------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |                  |
|--------------|-------------|---------------|-------------|--------|------------------|
| Median Price | \$206,000   | Property type | Land        | 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 |
|--------------------------------|-------|--------------|
|                                |       |              |
|                                |       |              |
|                                |       |              |

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: 30 December 2025