

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

199-201 CAMMS ROAD CRANBOURNE 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
between

\$899,000

&

\$988,000

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

Corelogic

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

28-30 FAIRBAIRN ROAD CRANBOURNE VIC 3977	\$1,010,000	05-Feb-25
36 CHERRYHILLS DRIVE CRANBOURNE VIC 3977	\$975,000	14-May-25
7 MERION VISTA CRANBOURNE VIC 3977	\$960,000	31-May-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: 12 July 2025



**28-30 FAIRBAIRN ROAD
CRANBOURNE VIC 3977**

 4  2  6

Sold Price **\$1,010,000** Sold Date **05-Feb-25**

Distance **1.93km**



**36 CHERRYHILLS DRIVE
CRANBOURNE VIC 3977**

 5  2  3

Sold Price **\$975,000** Sold Date **14-May-25**

Distance **2.99km**



**7 MERION VISTA CRANBOURNE
VIC 3977**

 4  2  2

Sold Price ^{RS} **\$960,000** Sold Date **31-May-25**

Distance **3.43km**

RS = Recent sale **UN** = Undisclosed Sale

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