



**first  
national**  
REAL ESTATE | Finning



## STATEMENT OF INFORMATION

25 VIOLET WAY, CRANBOURNE, VIC 3977

PREPARED BY ISHAN PATEL, FINNING FIRST NATIONAL



**first  
national**  
REAL ESTATE

| Finning

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**25 VIOLET WAY, CRANBOURNE, VIC 3977**  5  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

**Price Range: \$880,000 to \$910,000**

Provided by: Ishan Patel, Finning First National

## MEDIAN SALE PRICE



### CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

**\$700,000**

01 June 2025 to 31 August 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.



**8 NORFORD CRT, CRANBOURNE NORTH, VIC**  5  3  2

### Sale Price

**\*\$980,000**

Sale Date: 03/08/2025

Distance from Property: 1.3km



**10 VON NIDA DR, CRANBOURNE NORTH, VIC**  4  2  2

### Sale Price

**\$940,000**

Sale Date: 11/07/2025

Distance from Property: 2km



**20 BRIARCREST DR, CRANBOURNE EAST, VIC**  4  2  4

### Sale Price

**\*\$1,065,000**

Sale Date: 16/06/2025

Distance from Property: 1.9km



This report has been compiled on 24/09/2025 by Finning First National. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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](https://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

25 VIOLET WAY, CRANBOURNE, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$880,000 to \$910,000

### Median sale price

Median price

\$700,000

Property type

House

Suburb

CRANBOURNE

Period

01 June 2025 to 31 August 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

|                                             |              |            |
|---------------------------------------------|--------------|------------|
| 8 NORFORD CRT, CRANBOURNE NORTH, VIC 3977   | *\$980,000   | 03/08/2025 |
| 10 VON NIDA DR, CRANBOURNE NORTH, VIC 3977  | \$940,000    | 11/07/2025 |
| 20 BRIARCREST DR, CRANBOURNE EAST, VIC 3977 | *\$1,065,000 | 16/06/2025 |

This Statement of Information was prepared on:

24/09/2025