

## 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

3/54 TAYLOR STREET 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

\$499,000

&

\$548,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Cranbourne

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

2/3 CRANBOURNE DRIVE CRANBOURNE VIC 3977	\$530,000	11-Jun-25
3/9 ALEXANDER STREET CRANBOURNE VIC 3977	\$520,000	29-Oct-25
5/107-109 BREENS ROAD CRANBOURNE WEST VIC 3977	\$527,000	31-Jul-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: 04 December 2025



### 2/3 CRANBOURNE DRIVE CRANBOURNE VIC 3977

 2
  1
  1

Sold Price **\$530,000** Sold Date **11-Jun-25**

Distance **0.29km**



### 3/9 ALEXANDER STREET CRANBOURNE VIC 3977

 2
  1
  1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **29-Oct-25**

Distance **0.48km**



### 5/107-109 BREENS ROAD CRANBOURNE WEST VIC 3977

 2
  1
  1

Sold Price **\$527,000** Sold Date **31-Jul-25**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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