

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

3/9 ALEXANDER STREET 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Oct 2024

to

30 Sep 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

2/18 WALTER STREET CRANBOURNE VIC 3977	\$453,000	23-Jun-25
4/18-20 BRUNT STREET CRANBOURNE VIC 3977	\$480,000	04-Sep-25
1/104 DUFF STREET CRANBOURNE VIC 3977	\$490,000	20-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: 22 October 2025



2/18 WALTER STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **\$453,000** Sold Date **23-Jun-25**

Distance **0.16km**



4/18-20 BRUNT STREET CRANBOURNE VIC 3977

2 1 1

Sold Price ^{RS} **\$480,000** Sold Date **04-Sep-25**

Distance **0.64km**



1/104 DUFF STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **\$490,000** Sold Date **20-May-25**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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