

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 MCCOMB LANE 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

\$619,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2025

to

31 May 2026

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

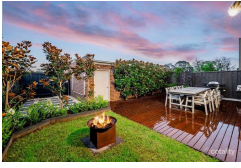
Date of sale

1 NANEA PATH CRANBOURNE VIC 3977	\$640,000	10-May-26
15 PEBBLEBEACH PATH CRANBOURNE VIC 3977	\$670,000	19-Nov-25
41 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	\$645,000	25-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: 04 June 2026



1 NANEA PATH CRANBOURNE VIC 3977

3 2 2

Sold Price

^{RS} **\$640,000**

Sold Date **10-May-26**

Distance **0km**



15 PEBBLEBEACH PATH CRANBOURNE VIC 3977

4 3 2

Sold Price

\$670,000

Sold Date **19-Nov-25**

Distance **0km**



41 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

3 2 2

Sold Price

\$645,000

Sold Date **25-May-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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