

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

32 TOIRRAM CRESCENT 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2024

to

31 May 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

45 CLAIRMONT AVENUE CRANBOURNE VIC 3977	\$670,000	20-May-25
15 ROBERTS ROAD CRANBOURNE VIC 3977	\$660,200	22-May-25
3 GEOFFREY COURT CRANBOURNE VIC 3977	\$680,000	14-Jan-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: 10 June 2025



**45 CLAIRMONT AVENUE
CRANBOURNE VIC 3977**

3 2 2

Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **20-May-25**

Distance **0.85km**



**15 ROBERTS ROAD CRANBOURNE
VIC 3977**

3 2 2

Sold Price ^{RS} **\$660,200** ^{UN} Sold Date **22-May-25**

Distance **1.15km**



**3 GEOFFREY COURT
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$680,000** Sold Date **14-Jan-25**

Distance **1.24km**

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

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