

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

38 FURLONG ROAD CAIRNLEA VIC 3023

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

\$1,350,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,500

Property type

House

Suburb

Cairnlea

Period-from

01 Jan 2025

to

31 Dec 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

25 PEMBREY ROAD CAIRNLEA VIC 3023

\$1,351,000

10-Aug-25

30 ZACHARY STREET BURNSIDE VIC 3023

\$1,365,000

29-Mar-25

1 PIMELEA TERRACE ST ALBANS VIC 3021

\$1,400,000

11-Sep-24

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: 30 January 2026



25 PEMBREY ROAD CAIRNLEA VIC 3023

Sold Price

\$1,351,000

Sold Date

10-Aug-25

 5

 2

 2

Distance

1.11km



30 ZACHARY STREET BURNSIDE VIC 3023

Sold Price

\$1,365,000

Sold Date

29-Mar-25

 4

 2

 2

Distance

3.21km



1 PIMELEA TERRACE ST ALBANS VIC 3021

Sold Price

\$1,400,000

Sold Date

11-Sep-24

 4

 2

 2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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