

## 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

39 RYDER 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

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$664,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2024

to

30 Jun 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

3 PUTTER ROAD CRANBOURNE VIC 3977	\$810,000	14-Feb-25
12 RYDER STREET CRANBOURNE VIC 3977	\$750,000	01-Mar-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: 28 July 2025



**3 PUTTER ROAD CRANBOURNE  
VIC 3977**

4 2 2

Sold Price **\$810,000** Sold Date **14-Feb-25**

Distance **0.08km**



**12 RYDER STREET CRANBOURNE  
VIC 3977**

4 2 2

Sold Price **\$750,000** Sold Date **01-Mar-25**

Distance **0.22km**

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

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