

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

4/59 CLAIRMONT AVENUE 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

\$485,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Aug 2024

to

31 Jul 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

1/10 BOWEN STREET CRANBOURNE VIC 3977	\$511,000	23-May-25
1/104 DUFF STREET CRANBOURNE VIC 3977	\$490,000	20-May-25
3/15 FAIRFIELD STREET CRANBOURNE VIC 3977	\$510,000	26-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: 05 August 2025



1/10 BOWEN STREET CRANBOURNE VIC 3977

2 1 1

Sold Price

\$511,000

Sold Date **23-May-25**

Distance **1.47km**



1/104 DUFF STREET CRANBOURNE VIC 3977

2 1 1

Sold Price

^{RS} **\$490,000**

Sold Date **20-May-25**

Distance **1.58km**



3/15 FAIRFIELD STREET CRANBOURNE VIC 3977

2 2 1

Sold Price

\$510,000

Sold Date **26-May-25**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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