

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

5/220-222 MONAHANS ROAD 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Oct 2024

to

30 Sep 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

9A CAMPBELL PARADE CRANBOURNE VIC 3977	\$625,000	15-Aug-25
13 AVIARA WALK CRANBOURNE VIC 3977	\$599,900	21-Jun-25
19A ROMA AVENUE CRANBOURNE VIC 3977	\$620,000	08-Sep-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 October 2025


**9A CAMPBELL PARADE
CRANBOURNE VIC 3977**

 3
  2
  2

Sold Price

RS

\$625,000

Sold Date

15-Aug-25

Distance

2.22km

**13 AVIARA WALK CRANBOURNE
VIC 3977**

 3
  2
  2

Sold Price

\$599,900

Sold Date

21-Jun-25

Distance

2.71km

**19A ROMA AVENUE CRANBOURNE
VIC 3977**

 3
  2
  2

Sold Price

RS

\$620,000

Sold Date

08-Sep-25

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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