

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

6 FARRER CLOSE 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

\$680,000

&

\$720,000

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

67 MONAHANS ROAD CRANBOURNE WEST VIC 3977

\$655,000

14-Jun-25

10 FRANCES COURT CRANBOURNE VIC 3977

\$697,500

25-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: 28 July 2025



**67 MONAHANS ROAD
CRANBOURNE WEST VIC 3977**

 3  2  2

Sold Price ^{RS} **\$655,000** Sold Date **14-Jun-25**

Distance **0.21km**



**10 FRANCES COURT
CRANBOURNE VIC 3977**

 3  2  2

Sold Price **\$697,500** Sold Date **25-May-25**

Distance **1.17km**

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

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