

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

7 RANGEVIEW STREET 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

\$1,359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Cairnlea

Period-from

01 Sep 2025

to

31 Aug 2026

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

14 REG CHALKE CRESCENT CAIRNLEA VIC 3023	\$1,355,000	22-Sep-26
4 NGAMI ROAD CAIRNLEA VIC 3023	\$1,490,000	03-Jul-26
13 ROSEBERRY AVENUE CAIRNLEA VIC 3023	\$1,350,000	29-Aug-26

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: 24 September 2026



**14 REG CHALKE CRESCENT
CAIRNLEA VIC 3023**

 4  2  5

Sold Price ^{RS} **\$1,355,000** Sold Date **22-Sep-26**

Distance **0.33km**

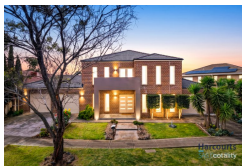


**4 NGAMI ROAD CAIRNLEA VIC
3023**

 4  2  3

Sold Price ^{RS} **\$1,490,000** Sold Date **03-Jul-26**

Distance **0.49km**



**13 ROSEBERRY AVENUE CAIRNLEA
VIC 3023**

 5  3  3

Sold Price ^{RS} **\$1,350,000** Sold Date **29-Aug-26**

Distance **0.74km**

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

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