

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

9 BELMAR STREET 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Cranbourne

Period-from

01 Nov 2024

to

31 Oct 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

6 TONGOLA COURT CRANBOURNE VIC 3977	\$625,000	07-Jul-25
14 MALLORY COURT CRANBOURNE VIC 3977	\$595,000	01-Jul-25
152 CAMMS ROAD CRANBOURNE VIC 3977	\$571,000	12-Jul-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: 06 November 2025



6 TONGOLA COURT CRANBOURNE Sold Price **\$625,000** Sold Date **07-Jul-25**
VIC 3977

 3  1  1

Distance **0.43km**



14 MALLORY COURT Sold Price **\$595,000** Sold Date **01-Jul-25**
CRANBOURNE VIC 3977

 3  2  2

Distance **0.78km**



152 CAMMS ROAD CRANBOURNE Sold Price **\$571,000** Sold Date **12-Jul-25**
VIC 3977

 3  2  2

Distance **1.18km**

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

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