Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	le							
Address Including suburb and postcode	9 COPLEY STREET CRANBOURNE VIC 3977							
Indicative selling price For the meaning of this price	e see consumer.vio	c.gov.a	u/underquot	ting (*	Delete single price	e or range a	as applicable)	
Single Price			or range between		\$1,050,000	&	\$1,150,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$690,000	Property type			House	Suburb	Cranbourne	
Period-from	01 Nov 2024	to	to 30 Sep 2025		Source		Cotality	
Comparable property s A* These are the three estate agent or agen	properties sold with t's representative o	nin two	kilometres (of the	property for sale i			
OB					1			

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 October 2025

