



Dream Property Solutions Pty. Ltd. T/A Dream Property Solutions Pty. Ltd.  
16 Arnold Drive Scoresby VIC 3179

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## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address Address at request Cranbourne Vic 3977

Including suburb and  
postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$690,000 or range between \$\* & \$

#### Median sale price

Median price \$640,000 Property Type house Suburb Cranbourne

Period - From July 2024 to June 2025 Source Realestate.com.au

#### 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 six 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
1 32 Toirram Crescent, Cranbourne, Vic 3977	\$685,000	08 Jul 2025
2 37 Ruffy Drive, Cranbourne, Vic 3977	\$710,000	07 Jul 2025
3 27 Strafford Avenue, Cranbourne, Vic 3977	\$713,500	30 Jun 2025

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 six months.~~

This Statement of Information was prepared on: 17/07/2025