

## 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

41 HONEY MYRTLE WAY CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$619,000

&

\$669,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,000

Property type

House

Suburb

Cranbourne

Period-from

01 Feb 2025

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 39 HONEY MYRTLE WAY CRANBOURNE VIC 3977   | \$615,000 | 18-Sep-25 |
| 64 MAJESTIC BOULEVARD CRANBOURNE VIC 3977 | \$655,000 | 14-Nov-25 |
| 20 VIOLET WAY CRANBOURNE VIC 3977         | \$651,000 | 17-Dec-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: 16 February 2026


**39 HONEY MYRTLE WAY  
CRANBOURNE VIC 3977**
 3  2  2

Sold Price

**\$615,000**

Sold Date

**18-Sep-25**

Distance

**0.01km**

**64 MAJESTIC BOULEVARD  
CRANBOURNE VIC 3977**
 3  2  2

Sold Price

**\$655,000**

Sold Date

**14-Nov-25**

Distance

**0.48km**

**20 VIOLET WAY CRANBOURNE  
VIC 3977**
 3  2  2

Sold Price

**\$651,000**

Sold Date

**17-Dec-25**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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