

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

4/6-8 MURRAY COURT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jun 2025

to

31 May 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

2/15 TUCKER STREET CRANBOURNE VIC 3977	\$480,000	25-Apr-26
5/6 DUFF STREET CRANBOURNE VIC 3977	\$502,000	31-Mar-26
7/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$515,000	24-Apr-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: 15 June 2026

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**2/15 TUCKER STREET
CRANBOURNE VIC 3977**

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Sold Price **\$480,000** Sold Date **25-Apr-26**Distance **0.6km****5/6 DUFF STREET CRANBOURNE
VIC 3977**

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Sold Price **\$502,000** Sold Date **31-Mar-26**Distance **0.64km****7/41-45 VALENCIA CIRCUIT
CRANBOURNE VIC 3977**

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Sold Price **\$515,000** Sold Date **24-Apr-26**Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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