

## 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

25 DENISTOUN CRESCENT 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

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2025

to

28 Feb 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

4 BESSIE DRIVE CRANBOURNE WEST VIC 3977	\$715,000	09-Oct-25
20 COPERNICUS CIRCUIT CRANBOURNE WEST VIC 3977	\$712,000	25-Oct-25
78 LANGER CIRCUIT CRANBOURNE VIC 3977	\$700,000	03-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: 02 March 2026

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**4 BESSIE DRIVE CRANBOURNE WEST VIC 3977**

 3  2  2

Sold Price **\$715,000** Sold Date **09-Oct-25**

Distance **1.36km**



**20 COPERNICUS CIRCUIT CRANBOURNE WEST VIC 3977**

 3  2  2

Sold Price **\$712,000** Sold Date **25-Oct-25**

Distance **1.68km**



**78 LANGER CIRCUIT CRANBOURNE VIC 3977**

 3  2  2

Sold Price **\$700,000** Sold Date **03-Dec-25**

Distance **0.54km**

RS = Recent sale      UN = Undisclosed Sale

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