

## 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

26 MCGAVIN 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

\$765,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Cranbourne

Period-from

01 Nov 2024

to

31 Oct 2025

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

|   |           |           |
|---|-----------|-----------|
| 34 LANGER CIRCUIT CRANBOURNE VIC 3977     | \$815,000 | 09-Sep-25 |
| 14 HUEY CIRCUIT CRANBOURNE VIC 3977       | \$830,000 | 21-Oct-25 |
| 4 THURRA CIRCUIT CRANBOURNE WEST VIC 3977 | \$830,000 | 22-Sep-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: 17 November 2025

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**34 LANGER CIRCUIT  
CRANBOURNE VIC 3977**

 4  2  2

Sold Price **\$815,000** Sold Date **09-Sep-25**

Distance **0.4km**



**14 HUEY CIRCUIT CRANBOURNE  
VIC 3977**

 3  2  2

Sold Price <sup>RS</sup> **\$830,000** Sold Date **21-Oct-25**

Distance **0.65km**



**4 THURRA CIRCUIT CRANBOURNE  
WEST VIC 3977**

 4  3  2

Sold Price **\$830,000** Sold Date **22-Sep-25**

Distance **0.94km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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