

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

3/4 MUNDARING DRIVE 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

\$595,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2025

to

30 Apr 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

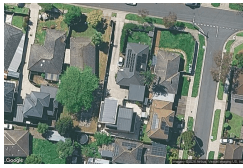
Date of sale

2/50 COCHRANE STREET CRANBOURNE VIC 3977	\$600,000	20-Jan-25
8/70 CLARENDON STREET CRANBOURNE VIC 3977	\$600,000	15-Mar-25
3/17 RUSSELL STREET CRANBOURNE VIC 3977	\$600,000	12-Jul-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: 05 May 2026


**2/50 COCHRANE STREET
CRANBOURNE VIC 3977**
 3  2  2

 Sold Price **\$600,000** Sold Date **20-Jan-25**

 Distance **0.34km**

**8/70 CLARENDON STREET
CRANBOURNE VIC 3977**
 3  -  -

 Sold Price Sold Date **15-Mar-25**

 Distance **0.34km**

**3/17 RUSSELL STREET
CRANBOURNE VIC 3977**
 3  2  2

 Sold Price Sold Date **12-Jul-25**

 Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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