

## 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

7 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 DENISTOUN CRESCENT CRANBOURNE VIC 3977	\$648,000	07-Jan-25
22 DENISTOUN CRESCENT CRANBOURNE VIC 3977	\$640,000	12-Mar-25
20 DENISTOUN CRESCENT CRANBOURNE VIC 3977	\$670,000	23-May-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: 18 June 2025

Jo Barclay  
 P (03) 9722 7077  
 M 0439 394 434  
 E Jo.barclay@obre.com.au



**4 DENISTOUN CRESCENT  
 CRANBOURNE VIC 3977**

 3  2  2

Sold Price **\$648,000** Sold Date **07-Jan-25**

Distance **0km**



**22 DENISTOUN CRESCENT  
 CRANBOURNE VIC 3977**

 3  2  -

Sold Price **\$640,000** Sold Date **12-Mar-25**

Distance **0km**



**20 DENISTOUN CRESCENT  
 CRANBOURNE VIC 3977**

 3  2  2

Sold Price <sup>RS</sup> **\$670,000** Sold Date **23-May-25**

Distance **0km**

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

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