

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

5 RUFFY 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

\$720,000

or range
between

&

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

20 MCLAREN AVENUE CRANBOURNE VIC 3977	\$700,000	24-Aug-25
141 SLADEN STREET CRANBOURNE VIC 3977	\$700,000	29-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: 7 November 2025

**20 MCLAREN AVENUE
CRANBOURNE VIC 3977**3  1  2 Sold Price **\$700,000** Sold Date **24-Aug-25**Distance **0.95km****141 SLADEN STREET CRANBOURNE
VIC 3977**3  1  2 Sold Price Sold Date **29-May-25**Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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