

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

1/14 CODRINGTON STREET 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

Suburb

Cranbourne

Period-from

01 Jun 2025

to

31 May 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

2/25 BOWEN STREET CRANBOURNE VIC 3977	\$520,000	15-May-26
2/28 DUFF STREET CRANBOURNE VIC 3977	\$497,000	17-Dec-25
2/8 MCLAREN AVENUE CRANBOURNE VIC 3977	\$490,000	02-Feb-26

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: 11 June 2026


**2/25 BOWEN STREET
CRANBOURNE VIC 3977**
 2  1  1

Sold Price

^{RS} **\$520,000**

 Sold Date **15-May-26**

 Distance **1.35km**

**2/28 DUFF STREET CRANBOURNE
VIC 3977**
 2  1  1

Sold Price

\$497,000

 Sold Date **17-Dec-25**

 Distance **1.3km**

**2/8 MCLAREN AVENUE
CRANBOURNE VIC 3977**
 2  1  1

Sold Price

\$490,000

 Sold Date **02-Feb-26**

 Distance **0.61km**
RS = Recent sale

UN = Undisclosed Sale

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