

## 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

8 VALEPARK CRESCENT CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$679,950

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

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

|   |           |           |
|---|-----------|-----------|
| 5 VALEPARK CRESCENT CRANBOURNE VIC 3977 | \$647,000 | 11-Mar-25 |
| 6 ARDMORE STREET CRANBOURNE VIC 3977    | \$670,000 | 03-Jun-25 |
| 31 TAYLOR STREET CRANBOURNE VIC 3977    | \$662,000 | 02-Jun-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: 06 June 2025



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**5 VALEPARK CRESCENT  
CRANBOURNE VIC 3977**

3 1 2

Sold Price **\$647,000** Sold Date **11-Mar-25**

Distance **0.05km**



**6 ARDMORE STREET  
CRANBOURNE VIC 3977**

3 1 6

Sold Price <sup>RS</sup> **\$670,000** Sold Date **03-Jun-25**

Distance **1.78km**



**31 TAYLOR STREET CRANBOURNE  
VIC 3977**

3 1 1

Sold Price <sup>RS</sup> **\$662,000** Sold Date **02-Jun-25**

Distance **0.41km**

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

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