

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 JASMINE ROAD CAIRNLEA VIC 3023

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

\$900,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$921,000

Property type

House

Suburb

Cairnlea

Period-from

01 Jul 2024

to

30 Jun 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

68 KEN JORDAN ROAD CAIRNLEA VIC 3023

\$968,000

16-Feb-25

16 GRASSLAND CRESCENT CAIRNLEA VIC 3023

\$922,000

27-Mar-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: 03 July 2025



**68 KEN JORDAN ROAD CAIRNLEA
VIC 3023**

 4  2  2

Sold Price

\$968,000

Sold Date

16-Feb-25

Distance

0.94km



**16 GRASSLAND CRESCENT
CAIRNLEA VIC 3023**

 4  2  2

Sold Price

\$922,000

Sold Date

27-Mar-25

Distance

1.26km

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

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