

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

1/35 ARLEON CRESCENT 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,500

Property type

Other

Suburb

Cranbourne

Period-from

01 Sep 2025

to

31 Aug 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

13A HARRY STREET CRANBOURNE VIC 3977	\$600,000	21-Jul-26
3/6 FAIRFIELD STREET CRANBOURNE VIC 3977	\$630,000	06-May-26
1/39 NORMANBY STREET CRANBOURNE VIC 3977	\$615,100	08-May-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: 17 September 2026



13A HARRY STREET CRANBOURNE VIC 3977

Sold Price

\$600,000

Sold Date

21-Jul-26

3

1

1

Distance

1.71km



3/6 FAIRFIELD STREET CRANBOURNE VIC 3977

Sold Price

\$630,000

Sold Date

06-May-26

3

2

2

Distance

0.98km



1/39 NORMANBY STREET CRANBOURNE VIC 3977

Sold Price

\$615,100

Sold Date

08-May-26

3

1

1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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