

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 TITCH 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

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$664,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2024

to

30 Jun 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

8 RED CAP DRIVE CRANBOURNE WEST VIC 3977	\$760,000	25-Mar-25
14 DUSKY BELLS DRIVE CRANBOURNE WEST VIC 3977	\$745,000	14-Feb-25
7 BAYLEY PLACE CRANBOURNE WEST VIC 3977	\$740,000	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: 24 July 2025

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**8 RED CAP DRIVE CRANBOURNE
WEST VIC 3977**

 3  2  2

Sold Price

\$760,000

Sold Date

25-Mar-25

Distance

1.17km



**14 DUSKY BELLS DRIVE
CRANBOURNE WEST VIC 3977**

 3  2  2

Sold Price

\$745,000

Sold Date

14-Feb-25

Distance

0.85km



**7 BAYLEY PLACE CRANBOURNE
WEST VIC 3977**

 3  2  2

Sold Price

\$740,000

Sold Date

29-May-25

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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