

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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jul 2025

to

30 Jun 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

7/5-7 FAIRFIELD STREET CRANBOURNE VIC 3977	\$495,000	11-May-26
1/104 DUFF STREET CRANBOURNE VIC 3977	\$490,000	20-May-25
3/20 DUFF STREET CRANBOURNE VIC 3977	\$485,000	17-Mar-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: 07 July 2026


**7/5-7 FAIRFIELD STREET
CRANBOURNE VIC 3977**

 2
  1
  1

Sold Price **\$495,000** Sold Date **11-May-26**

Distance **1.34km**


**1/104 DUFF STREET CRANBOURNE
VIC 3977**

 2
  1
  1

Sold Price **\$490,000** Sold Date **20-May-25**

Distance **1.73km**


**3/20 DUFF STREET CRANBOURNE
VIC 3977**

 2
  1
  1

Sold Price **\$485,000** Sold Date **17-Mar-26**

Distance **1.13km**

RS = Recent sale UN = Undisclosed Sale

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