

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

1/2 FILOMENA COURT CRANBOURNE NORTH 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

\$538,000

&

\$588,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Feb 2025

to

31 Jan 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

1/39 FENFIELD STREET CRANBOURNE VIC 3977	\$565,000	20-Sep-25
26 CLAIRMONT AVENUE CRANBOURNE VIC 3977	\$575,000	29-Dec-25
1B HAVEN COURT CRANBOURNE VIC 3977	\$560,000	22-Oct-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: 17 February 2026



**1/39 FENFIELD STREET
CRANBOURNE VIC 3977**

3 - -

Sold Price **\$565,000** Sold Date **20-Sep-25**

Distance **1.39km**

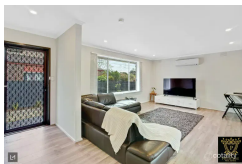


**26 CLAIRMONT AVENUE
CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$575,000** Sold Date **29-Dec-25**

Distance **1.48km**



**1B HAVEN COURT CRANBOURNE
VIC 3977**

3 1 1

Sold Price **\$560,000** Sold Date **22-Oct-25**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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