

## 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

11/21 MERRIJIG AVENUE CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$513,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2025

to

28 Feb 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

2/21 MERRIJIG AVENUE CRANBOURNE VIC 3977	\$544,000	03-May-25
4/21 MERRIJIG AVENUE CRANBOURNE VIC 3977	\$560,000	28-Nov-02

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 March 2026

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**2/21 MERRIJIG AVENUE  
CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$544,000** Sold Date **03-May-25**

Distance **0km**



**4/21 MERRIJIG AVENUE  
CRANBOURNE VIC 3977**

3 2 1

Sold Price **\$560,000** Sold Date **28-Nov-02**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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