

## 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

3/60 FAIRBAIRN ROAD 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

\$399,000

&

\$438,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jun 2025

to

31 May 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

1/49 TAYLOR STREET CRANBOURNE VIC 3977	\$430,000	15-Oct-25
2B ALEXANDER STREET CRANBOURNE VIC 3977	\$420,000	19-Feb-25
2/36 CRANBOURNE DRIVE CRANBOURNE VIC 3977	\$410,000	08-Mar-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: 12 June 2026

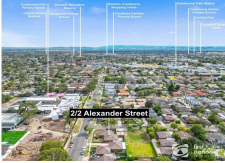


**1/49 TAYLOR STREET  
 CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$430,000** Sold Date **15-Oct-25**

Distance **0.04km**



**2B ALEXANDER STREET  
 CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$420,000** Sold Date **19-Feb-25**

Distance **0.47km**



**2/36 CRANBOURNE DRIVE  
 CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$410,000** Sold Date **08-Mar-25**

Distance **0.54km**

RS = Recent sale      UN = Undisclosed Sale

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