

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

2/15 TUCKER 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Apr 2025

to

31 Mar 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

4/7-9 TUCKER STREET CRANBOURNE VIC 3977	\$477,000	12-Jan-26
2/8 MCLAREN AVENUE CRANBOURNE VIC 3977	\$490,000	02-Feb-26
2/28 DUFF STREET CRANBOURNE VIC 3977	\$497,000	17-Dec-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: 15 April 2026



**4/7-9 TUCKER STREET
CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$477,000** Sold Date **12-Jan-26**

Distance **0.07km**



**2/8 MCLAREN AVENUE
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$490,000** Sold Date **02-Feb-26**

Distance **0.71km**



**2/28 DUFF STREET CRANBOURNE
VIC 3977**

2 1 1

Sold Price **\$497,000** Sold Date **17-Dec-25**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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