

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
18B SCOTT 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	\$550,000	&	\$600,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Property type	House	Suburb	Cranbourne
Period-from	01 Jan 2025	to	31 Dec 2025	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
2/10 VALDA COURT CRANBOURNE VIC 3977	\$555,000	07-Aug-25
6 CLAYTON ROAD CRANBOURNE VIC 3977	\$540,000	27-Nov-25
10 HAILSTONE COURT CRANBOURNE VIC 3977	\$610,000	20-Nov-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.

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2/10 VALDA COURT CRANBOURNE Sold Price
VIC 3977

2 2 1

\$555,000 Sold Date **07-Aug-25**

Distance **3.27km**



6 CLAYTON ROAD CRANBOURNE Sold Price
VIC 3977

2 1 1

\$540,000 Sold Date **27-Nov-25**

Distance **1.12km**



10 HAILSTONE COURT
CRANBOURNE VIC 3977

2 2 1

Sold Price

\$610,000 Sold Date **20-Nov-25**

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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