

## 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

6 BIRKDALE 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

\$960,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,000

Property type

House

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 WATERVILLE VISTA CRANBOURNE VIC 3977	\$1,005,000	07-Oct-25
10 GALWAY PLACE CRANBOURNE VIC 3977	\$957,000	13-Nov-25
10 HAZELMERE AVENUE CRANBOURNE WEST VIC 3977	\$907,000	06-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.~~

This Statement of Information was prepared on: 03 March 2026



## 2 WATERVILLE VISTA CRANBOURNE VIC 3977

 4  2  2

Sold Price **\$1,005,000** Sold Date **07-Oct-25**

Distance **0.18km**



## 10 GALWAY PLACE CRANBOURNE VIC 3977

 4  2  2

Sold Price **\$957,000** Sold Date **13-Nov-25**

Distance **0.79km**

↑ 10 GALWAY PLACE, CRANBOURNE



## 10 HAZELMERE AVENUE CRANBOURNE WEST VIC 3977

 5  2  3

Sold Price **\$907,000** Sold Date **06-Nov-25**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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