

## 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

183 CAIRNLEA DRIVE CAIRNLEA VIC 3023

### 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

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Cairnlea

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

1/45 LIMA STREET ST ALBANS VIC 3021	\$760,000	01-Nov-25
4 WILBY COURT ST ALBANS VIC 3021	\$755,500	21-Mar-26
27 CHELSEY STREET ARDEER VIC 3022	\$751,000	23-Oct-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: 14 April 2026


**1/45 LIMA STREET ST ALBANS VIC  
3021**
 4   
  3   
  1

Sold Price

**\$760,000**

Sold Date

**01-Nov-25**

Distance

**0.99km**

**4 WILBY COURT ST ALBANS VIC  
3021**
 5   
  1   
  2

Sold Price

<sup>RS</sup> **\$755,500**

Sold Date

**21-Mar-26**

Distance

**1.94km**

**27 CHELSEY STREET ARDEER VIC  
3022**
 3   
  2   
  1

Sold Price

<sup>RS</sup> **\$751,000** <sup>UN</sup>

Sold Date

**23-Oct-25**

Distance

**1.8km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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