

## 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 5 Alder Way, Cranbourne, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$729,000

&

\$799,000

### Median sale price

Median price

\$717,500

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/07/2025

to

31/12/2025

Source

pricefinder

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
7 PHARAOH DRIVE, CRANBOURNE VIC 3977	\$735,000	27/02/2026
15 VALENCIA CIRCUIT, CRANBOURNE VIC 3977	\$745,000	19/01/2026
30 BELLARINE DRIVE, CRANBOURNE VIC 3977	\$775,000	14/01/2026

This Statement of Information was prepared on: 26/03/2026