

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

8 FLETCHER ROAD CRANBOURNE SOUTH 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

\$2,200,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Cranbourne South

Period-from

01 Aug 2024

to

31 Jul 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

28 SCOTT ROAD CRANBOURNE SOUTH VIC 3977

\$1,950,000

07-Aug-25

24 FIONA DRIVE CRANBOURNE SOUTH VIC 3977

\$1,530,000

19-Mar-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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**28 SCOTT ROAD CRANBOURNE
SOUTH VIC 3977**

4 3 4

Sold Price ^{RS} **\$1,950,000** Sold Date **07-Aug-25**

Distance **1km**



**24 FIONA DRIVE CRANBOURNE
SOUTH VIC 3977**

4 2 -

Sold Price **\$1,530,000** Sold Date **19-Mar-25**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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