

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

1/39 FENFIELD 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,052

Property type

Other

Suburb

Cranbourne

Period-from

01 Sep 2024

to

31 Aug 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

3/22 WALTER STREET CRANBOURNE VIC 3977

\$520,000

10-Sep-24

1/10 AVERNE STREET CRANBOURNE VIC 3977

\$545,000

05-Jun-25

3/15 FAIRFIELD STREET CRANBOURNE VIC 3977

\$510,000

26-May-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: 02 September 2025



Raji Kunj

M 0423033462

E raji.kunj@raywhite.com



**3/22 WALTER STREET
CRANBOURNE VIC 3977**

2 1 2

Sold Price **\$520,000** Sold Date **10-Sep-24**

Distance **1.47km**



**1/10 AVERNE STREET
CRANBOURNE VIC 3977**

3 2 1

Sold Price **\$545,000** Sold Date **05-Jun-25**

Distance **0.58km**



**3/15 FAIRFIELD STREET
CRANBOURNE VIC 3977**

2 2 1

Sold Price **\$510,000** Sold Date **26-May-25**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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