

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

12 MONAHANS ROAD 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,052

Property type

House

Suburb

Cranbourne

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

42 CAMPBELL PARADE CRANBOURNE VIC 3977	\$665,188	01-May-25
4 SHADI COURT CRANBOURNE WEST VIC 3977	\$650,000	05-Jun-25
5 VALEPARK CRESCENT CRANBOURNE VIC 3977	\$647,000	11-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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**42 CAMPBELL PARADE
CRANBOURNE VIC 3977**

3 1 2

Sold Price **\$665,188** Sold Date **01-May-25**

Distance **1.02km**



**4 SHADI COURT CRANBOURNE
WEST VIC 3977**

3 1 1

Sold Price **\$650,000** Sold Date **05-Jun-25**

Distance **0.87km**



**5 VALEPARK CRESCENT
CRANBOURNE VIC 3977**

3 1 2

Sold Price **\$647,000** Sold Date **11-Mar-25**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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