

## 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

11 FORMBY PLACE CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Cranbourne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4 ST MELLION COURT CRANBOURNE VIC 3977   | \$850,000 | 02-Dec-24 |
| 23 MCGAVIN WAY CRANBOURNE VIC 3977       | \$850,000 | 28-Apr-25 |
| 14 SILVERSTONE DRIVE CRANBOURNE VIC 3977 | \$745,000 | 18-Feb-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: 12 May 2025



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#### 4 ST MELLION COURT CRANBOURNE VIC 3977

4 2 2

Sold Price **\$850,000** Sold Date **02-Dec-24**

Distance **1.12km**



#### 23 MCGAVIN WAY CRANBOURNE VIC 3977

4 2 2

Sold Price <sup>RS</sup> **\$850,000** Sold Date **28-Apr-25**

Distance **0.94km**



#### 14 SILVERSTONE DRIVE CRANBOURNE VIC 3977

4 2 2

Sold Price **\$745,000** Sold Date **18-Feb-25**

Distance **0.41km**

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

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