

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

6 BLUFF ROAD CANNONS CREEK 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,900

Property type

House

Suburb

Cannons Creek

Period-from

01 Oct 2024

to

30 Sep 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

58 CANNONS CREEK ROAD CANNONS CREEK VIC 3977	\$750,000	30-Apr-25
60 GLENALVA PARADE CANNONS CREEK VIC 3977	\$750,000	25-Aug-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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**58 CANNONS CREEK ROAD
CANNONS CREEK VIC 3977**

4 2 2

Sold Price **\$750,000** Sold Date **30-Apr-25**

Distance **0.55km**



**60 GLENALVA PARADE CANNONS
CREEK VIC 3977**

4 2 2

Sold Price Sold Date **25-Aug-25**

Distance **0.25km**

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

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