

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

517/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Mar 2025

to

28 Feb 2026

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

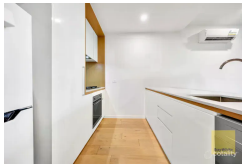
Date of sale

116/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$320,000	02-Mar-26
319/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$320,000	06-Dec-25
308/93 FURLONG ROAD CAIRNLEA VIC 3023	\$350,000	18-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.~~

This Statement of Information was prepared on: 10 March 2026



**116/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

 1  1  1

Sold Price

^{RS}

\$320,000

Sold Date

02-Mar-26

Distance

0km



**319/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

 1  1  1

Sold Price

\$320,000

Sold Date

06-Dec-25

Distance

0km



**308/93 FURLONG ROAD
CAIRNLEA VIC 3023**

 1  1  1

Sold Price

\$350,000

Sold Date

18-Aug-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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