

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

2 OTOOLES 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2025

to

31 May 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

12 CAMPBELL PARADE CRANBOURNE VIC 3977	\$673,000	13-Mar-26
40 CRANBOURNE DRIVE CRANBOURNE VIC 3977	\$690,000	19-Feb-26
11 ELAINE COURT CRANBOURNE VIC 3977	\$720,000	14-Mar-26

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: 03 June 2026



**12 CAMPBELL PARADE
CRANBOURNE VIC 3977**

3 1 2

Sold Price **\$673,000** Sold Date **13-Mar-26**

Distance **0.27km**



**40 CRANBOURNE DRIVE
CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$690,000** Sold Date **19-Feb-26**

Distance **0.53km**



**11 ELAINE COURT
CRANBOURNE
VIC 3977**

3 1 2

Sold Price **\$720,000** Sold Date **14-Mar-26**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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