

## 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

3 PEPPERBUSH CIRCUIT CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

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

6 WATERBURY STREET CRANBOURNE VIC 3977	\$875,000	29-May-26
41 FLAMETREE CIRCUIT CRANBOURNE VIC 3977	\$795,000	06-Apr-26
57 SPRINGHILL DRIVE CRANBOURNE VIC 3977	\$810,000	28-May-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: 24 June 2026



**6 WATERBURY STREET  
CRANBOURNE VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$875,000** Sold Date **29-May-26**

Distance **0.31km**



**41 FLAMETREE CIRCUIT  
CRANBOURNE VIC 3977**

4 2 2

Sold Price **\$795,000** Sold Date **06-Apr-26**

Distance **0.33km**



**57 SPRINGHILL DRIVE  
CRANBOURNE VIC 3977**

4 2 3

Sold Price <sup>RS</sup> **\$810,000** Sold Date **28-May-26**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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