

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

7 LECKY STREET 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

or range
between

\$750,000

&

\$820,000

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

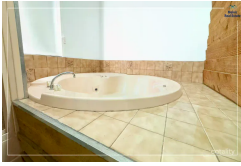
Date of sale

Address of comparable property	Price	Date of sale
13 VALEPARK CRESCENT CRANBOURNE VIC 3977	\$820,000	01-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: 16 June 2026



**13 VALEPARK CRESCENT
CRANBOURNE VIC 3977**

3 2 3

Sold Price **\$820,000** Sold Date **01-Mar-26**

Distance **1.87km**

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

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