

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

13 TALARA COURT 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

\$550,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2025

to

30 Jun 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

1/39 NORMANBY STREET CRANBOURNE VIC 3977	\$615,100	08-May-26
45A NORMANBY STREET CRANBOURNE VIC 3977	\$605,000	21-Apr-26
1/49 DARTMOOR DRIVE CRANBOURNE EAST VIC 3977	\$575,000	22-Apr-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.~~

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**1/39 NORMANBY STREET
CRANBOURNE VIC 3977**

3 1 1

Sold Price

\$615,100

Sold Date **08-May-26**

Distance

0.45km



**45A NORMANBY STREET
CRANBOURNE VIC 3977**

2 2 1

Sold Price

\$605,000

Sold Date **21-Apr-26**

Distance

0.46km



**1/49 DARTMOOR DRIVE
CRANBOURNE EAST VIC 3977**

3 1 2

Sold Price

\$575,000

Sold Date **22-Apr-26**

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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