

## 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

9 HECTOR DRIVE 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

\$900,000

&

\$990,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 4 ROBUSTA AVENUE CRANBOURNE VIC 3977    | \$910,000 | 06-Mar-26 |
| 10 BENDIGO COURT CRANBOURNE VIC 3977    | \$930,000 | 14-Apr-26 |
| 14 HONEY MYRTLE WAY CRANBOURNE VIC 3977 | \$965,000 | 13-Jun-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.~~

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**4 ROBUSTA AVENUE  
CRANBOURNE VIC 3977**

4 2 2

Sold Price **\$910,000** Sold Date **06-Mar-26**

Distance **0.48km**

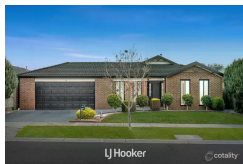


**10 BENDIGO COURT CRANBOURNE  
VIC 3977**

4 2 2

Sold Price **\$930,000** Sold Date **14-Apr-26**

Distance **0.89km**



**14 HONEY MYRTLE WAY  
CRANBOURNE VIC 3977**

4 2 2

Sold Price **\$965,000** Sold Date **13-Jun-25**

Distance **0.77km**

RS = Recent sale      UN = Undisclosed Sale

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