

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$860,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,500

Property type

House

Suburb

Cranbourne

Period-from

01 Sep 2025

to

31 Aug 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

10 BENDIGO COURT CRANBOURNE VIC 3977	\$930,000	14-Apr-26
6 WATERBURY STREET CRANBOURNE VIC 3977	\$875,000	19-May-26
3 PEPPERBUSH CIRCUIT CRANBOURNE VIC 3977	\$830,000	14-Aug-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: 07 September 2026



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10 BENDIGO COURT CRANBOURNE VIC 3977 Sold Price **\$930,000** Sold Date **14-Apr-26**

4 2 2

Distance **0.89km**



6 WATERBURY STREET CRANBOURNE VIC 3977 Sold Price **\$875,000** Sold Date **19-May-26**

4 2 2

Distance **0.97km**



3 PEPPERBUSH CIRCUIT CRANBOURNE VIC 3977 Sold Price ^{RS} **\$830,000** Sold Date **14-Aug-26**

4 2 2

Distance **0.75km**

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

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