

## 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

12 MONAHANS ROAD 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

\$675,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2025

to

31 Jul 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 26 DEARING AVENUE CRANBOURNE VIC 3977  | \$730,000 | 08-Apr-26 |
| 5 SMETHURST STREET CRANBOURNE VIC 3977 | \$740,000 | 09-Apr-26 |
| 86 MONAHANS ROAD CRANBOURNE VIC 3977   | \$685,000 | 05-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: 17 August 2026



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**26 DEARING AVENUE  
CRANBOURNE VIC 3977**

3 1 3

Sold Price **\$730,000** Sold Date **08-Apr-26**

Distance **1.15km**



**5 SMETHURST STREET  
CRANBOURNE VIC 3977**

3 1 2

Sold Price **\$740,000** Sold Date **09-Apr-26**

Distance **1.83km**



**86 MONAHANS ROAD  
CRANBOURNE VIC 3977**

3 1 4

Sold Price <sup>RS</sup> **\$685,000** Sold Date **05-Aug-26**

Distance **0.88km**

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

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