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 WINNUNGA ROAD CAIRNLEA VIC 3023

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	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$405,000	Property type	Unit	Suburb	Cairnlea
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
1 RAVENSWOOD WALK CAIRNLEA VIC 3023	$785,000	21-Aug-26
7 JAPONICA COURT CAIRNLEA VIC 3023	$770,000	02-Jul-26
216 CAIRNLEA DRIVE CAIRNLEA VIC 3023	$780,000	24-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: 15 September 2026

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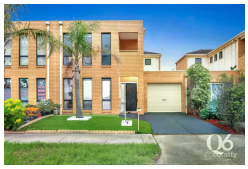


1 RAVENSWOOD WALK CAIRNLEA VIC 3023

3 2 2

Sold Price RS **$785,000** Sold Date **21-Aug-26**

Distance **1.3km**



7 JAPONICA COURT CAIRNLEA VIC 3023

3 2 1

Sold Price **$770,000** Sold Date **02-Jul-26**

Distance **0.92km**



216 CAIRNLEA DRIVE CAIRNLEA VIC 3023

3 2 2

Sold Price **$780,000** Sold Date **24-Mar-26**

Distance **0.62km**

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

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