

## 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 KINGSBARN COURT 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

\$749,000

&

\$795,000

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 11 KINGSBARN COURT CRANBOURNE VIC 3977 | \$800,000 | 21-Apr-26 |
| 13 LAMONT CRESCENT CRANBOURNE VIC 3977 | \$785,000 | 06-Apr-26 |
| 21 FERNDOWN DRIVE CRANBOURNE VIC 3977  | \$765,000 | 04-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.~~

This Statement of Information was prepared on: 11 September 2026



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**11 KINGSBARN COURT  
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$800,000** Sold Date **21-Apr-26**

Distance **0.02km**



**13 LAMONT CRESCENT  
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$785,000** Sold Date **06-Apr-26**

Distance **2.06km**



**21 FERNDOWN DRIVE  
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$765,000** Sold Date **04-Jun-25**

Distance **1.15km**

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

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