

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

308/118 CAIRNLEA DRIVE 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Mar 2025

to

28 Feb 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

215/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$430,000	06-Mar-26
403/93 FURLONG ROAD CAIRNLEA VIC 3023	\$415,000	04-Feb-26
404/93 FURLONG ROAD CAIRNLEA VIC 3023	\$420,000	20-Jan-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: 24 March 2026

Kevin Nam Tran
P 0403902390
M 0403902390
E ktran@barryplant.com.au



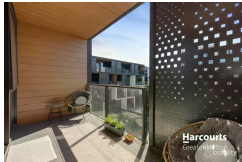
**215/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

 2  2  1

Sold Price

^{RS} **\$430,000** Sold Date **06-Mar-26**

Distance **0km**



**403/93 FURLONG ROAD
CAIRNLEA VIC 3023**

 2  2  1

Sold Price

\$415,000 Sold Date **04-Feb-26**

Distance **0km**



**404/93 FURLONG ROAD
CAIRNLEA VIC 3023**

 2  2  1

Sold Price

^{RS} **\$420,000** Sold Date **20-Jan-26**

Distance **0km**

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

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