

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

1/28 CODRINGTON STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

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

1/40 CODRINGTON STREET CRANBOURNE VIC 3977	\$515,000	23-Jun-26
3/215 SLADEN STREET CRANBOURNE VIC 3977	\$495,000	16-Mar-26
3/18-20 BRUNT STREET CRANBOURNE VIC 3977	\$480,000	26-May-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.~~

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**1/40 CODRINGTON STREET
CRANBOURNE VIC 3977**

 2  1  1

Sold Price **\$515,000** Sold Date **23-Jun-26**

Distance **0.11km**



**3/215 SLADEN STREET
CRANBOURNE VIC 3977**

 2  1  2

Sold Price **\$495,000** Sold Date **16-Mar-26**

Distance **0.52km**



**3/18-20 BRUNT STREET
CRANBOURNE VIC 3977**

 2  1  1

Sold Price **\$480,000** Sold Date **26-May-26**

Distance **0.24km**

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

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