

## 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

45 PHOENIX AVENUE 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$706,250

Property type

House

Suburb

Cranbourne

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

16 DRYANDRA PLACE CRANBOURNE VIC 3977	\$842,000	16-Jan-26
8 LEAFY CIRCUIT CRANBOURNE EAST VIC 3977	\$856,000	14-Jan-26
46 KINGDOM DRIVE CRANBOURNE VIC 3977	\$870,000	02-Dec-24

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: 31 March 2026



**16 DRYANDRA PLACE  
CRANBOURNE VIC 3977**

 4  2  2

Sold Price **\$842,000** Sold Date **16-Jan-26**

Distance **0.71km**



**8 LEAFY CIRCUIT CRANBOURNE  
EAST VIC 3977**

 4  2  2

Sold Price **\$856,000** Sold Date **14-Jan-26**

Distance **0.5km**



**46 KINGDOM DRIVE CRANBOURNE  
VIC 3977**

 4  2  2

Sold Price **\$870,000** Sold Date **02-Dec-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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