

## 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

19 KINGDOM DRIVE 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

\$835,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Cranbourne

Period-from

01 May 2025

to

30 Apr 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

21 SUNBIRD AVENUE CRANBOURNE VIC 3977	\$835,000	03-Sep-25
24 BORONIA AVENUE CRANBOURNE VIC 3977	\$850,000	25-Oct-25
2 ALDER WAY CRANBOURNE VIC 3977	\$840,000	11-Oct-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: 27 May 2026

**21 SUNBIRD AVENUE  
CRANBOURNE VIC 3977**

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Sold Price **\$835,000** Sold Date **03-Sep-25**Distance **0.08km****24 BORONIA AVENUE  
CRANBOURNE VIC 3977**

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Sold Price **\$850,000** Sold Date **25-Oct-25**Distance **0.41km****2 ALDER WAY CRANBOURNE VIC  
3977**

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Sold Price **\$840,000** Sold Date **11-Oct-25**Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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