AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 ABERFELDY CRESCENT,

4 3 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$660,000 to $720,000**

Provided by: Daniel Robinson, Area Specialist

MEDIAN SALE PRICE



CRANBOURNE SOUTH, VIC, 3977

Suburb Median Sale Price (House)

$870,000

01 October 2025 to 31 March 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.



42 AMBASSADOR CCT, CRANBOURNE SOUTH,

4 2 2

Sale Price

$690,000

Sale Date: 15/09/2025

Distance from Property: 413m

A



48 AMBASSADOR CCT, CRANBOURNE SOUTH,

4 2 2

Sale Price

$707,500

Sale Date: 01/02/2026

Distance from Property: 367m

B

This report has been compiled on 19/06/2026 by Area Specialist. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	52 ABERFELDY CRESCENT, CRANBOURNE SOUTH, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:	$660,000 to $720,000

Median sale price

Median price	$870,000	Property type	Unit	Suburb	CRANBOURNE SOUTH
Period	01 October 2025 to 31 March 2026	Source	pricefinder		

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
42 AMBASSADOR CCT, CRANBOURNE SOUTH, VIC 3977	$690,000	15/09/2025
48 AMBASSADOR CCT, CRANBOURNE SOUTH, VIC 3977	$707,500	01/02/2026

This Statement of Information was prepared on: 19/06/2026