Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/26 Scott Street Cranbourne, 3977

Indicative selling price

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

Range between	$600,000 & $660,000

Median sale price

Median price	$710,000	Property Type	HOUSE	Suburb	CRANBOURNE
Period - From	01-Mar-2025	to	28-Feb-2026	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	1B Hotham Street, Cranbourne	$680,000	27-Jan-2026
2	1C Hotham Street, Cranbourne	$730,000	16-Dec-2025
3	5/55-57 Sunningdale Crescent, Cranbourne	$700,000	17-Feb-2026

This statement of information was prepared on 26-May-2026 at 1:59:43 PM AEST