

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

101/27 HOTHAM 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

\$399,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Oct 2024

to

30 Sep 2025

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

1/22 WALTER STREET CRANBOURNE VIC 3977	\$435,108	12-Jul-25
2/19 LYALL STREET CRANBOURNE VIC 3977	\$440,000	28-Aug-25
3/10 DUFF STREET CRANBOURNE VIC 3977	\$375,000	15-Sep-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: 23 October 2025



1/22 WALTER STREET CRANBOURNE VIC 3977

2 1 1

Sold Price

\$435,108

Sold Date

12-Jul-25

Distance

0.77km



2/19 LYALL STREET CRANBOURNE VIC 3977

2 - 1

Sold Price

\$440,000

Sold Date

28-Aug-25

Distance

0.88km



3/10 DUFF STREET CRANBOURNE VIC 3977

2 1 1

Sold Price

^{RS} **\$375,000** ^{UN}

Sold Date

15-Sep-25

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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