

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

52A LESDON AVENUE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

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

1/12 BUNDJIL COURT CRANBOURNE VIC 3977	\$574,000	27-Feb-26
30 CIRCLE DRIVE NORTH CRANBOURNE VIC 3977	\$582,000	23-Dec-25
32 VIRGINIA STREET CRANBOURNE VIC 3977	\$610,000	01-Dec-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: 05 March 2026

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**1/12 BUNDJIL COURT
CRANBOURNE VIC 3977**

 3
  1
  2

Sold Price ^{RS} **\$574,000** Sold Date **27-Feb-26**

Distance **1.44km**



**30 CIRCLE DRIVE NORTH
CRANBOURNE VIC 3977**

 2
  1
  1

Sold Price **\$582,000** Sold Date **23-Dec-25**

Distance **1.1km**



**32 VIRGINIA STREET
CRANBOURNE VIC 3977**

 3
  1
  1

Sold Price **\$610,000** Sold Date **01-Dec-25**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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