

## 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 13 Valencia Circuit, Cranbourne, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$759,000 & \$809,000

### Median sale price

Median price \$714,000 Property Type House Suburb Cranbourne (3977)

Period - From 01/11/2025 to 31/01/2026 Source PropTrack

### Comparable property sales

A 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
6 BUTTERWICK TERRACE, CRANBOURNE EAST VIC 3977	\$800,000	07/01/2026
6 SAMANTHA CRESCENT, CRANBOURNE NORTH VIC 3977	\$800,000	27/11/2025
16 FOXWOOD DRIVE, CRANBOURNE EAST VIC 3977	\$800,000	13/09/2025

This Statement of Information was prepared on: 27/02/2026