

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

21 DENISTOUN CRESCENT 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,625

Property type

Unit

Suburb

Cranbourne

Period-from

01 Feb 2025

to

31 Jan 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

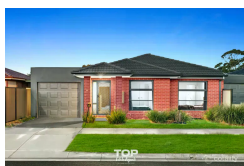
Date of sale

2A MCLAREN AVENUE CRANBOURNE VIC 3977	\$560,000	09-Jun-25
45A LURLINE STREET CRANBOURNE VIC 3977	\$565,000	05-Nov-25
10 HAILSTONE COURT CRANBOURNE VIC 3977	\$610,000	20-Nov-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 February 2026



**2A MCLAREN AVENUE
 CRANBOURNE VIC 3977**

 2  2  1

Sold Price **\$560,000** Sold Date **09-Jun-25**

Distance **1.74km**



**45A LURLINE STREET
 CRANBOURNE VIC 3977**

 3  1  1

Sold Price **\$565,000** Sold Date **05-Nov-25**

Distance **1.41km**



**10 HAILSTONE COURT
 CRANBOURNE VIC 3977**

 2  2  1

Sold Price **\$610,000** Sold Date **20-Nov-25**

Distance **2.37km**

RS = Recent sale UN = Undisclosed Sale

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