Statement of Information

Dons Premier Estate Agents
The Knights of Real Estate

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 4 AVERNE STREET

Suburb: CRANBOURNE State: VIC Postcode: 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: $ 599,000 and $ 685,900

Median sale price

Median price: $ 484,134

Property type: House

Suburb: Cranbourne

Period - From: 03 / 04 / 2025 to: 03 / 10 / 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 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	1 SALWAY CLOSE CRANBOURNE VIC 3977	$ 725,000	16 / 04 / 2025
2	105 LESDON AVENUE CRANBOURNE VIC 3977	$ 710,000	29 / 04 / 2025
3	9 THOMAS CRESCENT CRANBOURNE VIC 3977	$ 686,000	15 / 04 / 2025

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 six months.~~

This Statement of Information was prepared on: 03 October 2025