

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

4 WALTHAM MEWS CRANBOURNE EAST 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

\$720,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2025

to

30 Jun 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

5 ROEBOURNE MEWS CRANBOURNE EAST VIC 3977	\$830,000	21-Nov-25
19 AFFLECK STREET CRANBOURNE EAST VIC 3977	\$760,000	02-Jan-26
29 MARSHY AVENUE CRANBOURNE EAST VIC 3977	\$786,500	10-May-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: 09 July 2026



**5 ROEBOURNE MEWS
 CRANBOURNE EAST VIC 3977**

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Sold Price **\$830,000** Sold Date **21-Nov-25**

Distance **0.1km**



**19 AFFLECK STREET
 CRANBOURNE EAST VIC 3977**

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Sold Price **\$760,000** Sold Date **02-Jan-26**

Distance **0.13km**



**29 MARSHY AVENUE
 CRANBOURNE EAST VIC 3977**

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Sold Price **\$786,500** Sold Date **10-May-25**

Distance **0.66km**



**7 WALTHAM MEWS CRANBOURNE
 EAST VIC 3977**

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Sold Price **\$745,000** Sold Date **08-Mar-26**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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