

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

114 NELSON STREET 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

\$725,000

&

\$749,000

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

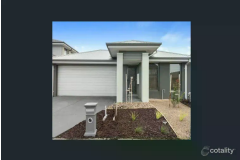
Date of sale

13 SCULLIN STREET CRANBOURNE EAST VIC 3977	\$730,000	07-Feb-26
14 QUATTRO AVENUE CRANBOURNE EAST VIC 3977	\$735,000	13-Mar-26
30 LANTHORN CRESCENT CRANBOURNE EAST VIC 3977	\$760,000	09-Feb-26

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: 29 July 2026

	13 SCULLIN STREET CRANBOURNE EAST VIC 3977	Sold Price	\$730,000	Sold Date 07-Feb-26
	 3  2  2			Distance 0.15km
	14 QUATTRO AVENUE CRANBOURNE EAST VIC 3977	Sold Price	\$735,000	Sold Date 13-Mar-26
	 4  2  2			Distance 0.16km
	30 LANTHORN CRESCENT CRANBOURNE EAST VIC 3977	Sold Price	\$760,000	Sold Date 09-Feb-26
	 3  2  2			Distance 0.35km

RS = Recent sale UN = Undisclosed Sale

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