

## 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

15 BARTER CRESCENT CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jun 2025

to

31 May 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 HEADLAND WAY CRANBOURNE EAST VIC 3977	\$841,000	10-Apr-26
2 BLACKLEDGE DRIVE CRANBOURNE EAST VIC 3977	\$835,000	31-Jan-26
129 FIORELLI BOULEVARD CRANBOURNE EAST VIC 3977	\$852,000	09-Jan-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.~~

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**5 HEADLAND WAY CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$841,000** Sold Date **10-Apr-26**

Distance **0.13km**



**2 BLACKLEDGE DRIVE CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$835,000** Sold Date **31-Jan-26**

Distance **0.71km**



**129 FIORELLI BOULEVARD CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$852,000** Sold Date **09-Jan-26**

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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