

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

6 EASTER WAY 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

\$749,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2025

to

30 Sep 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

7 TINNADICE ROAD CRANBOURNE EAST VIC 3977	\$781,000	12-Sep-26
4 ALMONDBANK ROAD CRANBOURNE EAST VIC 3977	\$785,000	06-May-26
20 GWENTON AVENUE CRANBOURNE EAST VIC 3977	\$772,000	22-Apr-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: 07 October 2026

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7 TINNADICE ROAD CRANBOURNE EAST VIC 3977

Sold Price ^{RS} **\$781,000** Sold Date **12-Sep-26**

4 2 2

Distance **0.11km**



4 ALMONDBANK ROAD CRANBOURNE EAST VIC 3977

Sold Price **\$785,000** Sold Date **06-May-26**

4 2 2

Distance **0.09km**



20 GWENTON AVENUE CRANBOURNE EAST VIC 3977

Sold Price **\$772,000** Sold Date **22-Apr-26**

4 2 2

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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