

## 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 119 Bourbon Road, 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)

Price Range \$619,000 & \$669,000

### Median sale price

Median price \$749,500 Property Type House Suburb Cranbourne East (3977)

Period - From 01/05/2025 to 30/04/2026 Source Realestate.com.au

### Comparable property sales

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
3 STAKES STREET, CRANBOURNE EAST VIC 3977	\$640,000	30/04/2026
13 HEATHLAND CIRCUIT, CRANBOURNE EAST VIC 3977	\$668,000	11/02/2026
4 WINX LANE, CRANBOURNE EAST VIC 3977	\$655,000	05/01/2026

This Statement of Information was prepared on: 28/05/2026