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	1 Lanthorn Crescent, Cranbourne East, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	$949,000	&	$1,029,000

Median sale price

Median price	$749,500	Property Type	House	Suburb	Cranbourne East (3977)
Period - From	01/05/2025	to	30/04/2026	Source	PropTrack

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
30 ELIBURN DRIVE, CRANBOURNE EAST VIC 3977	$975,000	25/11/2025
5 OMEARA CRESCENT, CRANBOURNE EAST VIC 3977	$960,000	26/02/2026
16 HOMEBUSH AVENUE, CRANBOURNE EAST VIC 3977	$970,000	17/12/2025

This Statement of Information was prepared on: 14/05/2026