

## 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 12 Essex Court, 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 \$799,000 & \$869,000

### Median sale price

Median price \$781,000 Property Type House Suburb Cranbourne East (3977)

Period - From 02/04/2025 to 31/03/2026 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
8 LEAFY CIRCUIT, CRANBOURNE EAST VIC 3977	\$856,000	29/01/2026
101 DARTMOOR DRIVE, CRANBOURNE EAST VIC 3977	\$845,000	27/11/2025
5 KIRWAN DRIVE, CRANBOURNE EAST VIC 3977	\$820,000	12/03/2026

This Statement of Information was prepared on: 24/04/2026