

## 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 Bales Road, Cranbourne East, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$729,000

&

\$799,000

### Median sale price

Median price

\$781,000

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/04/2025

to

31/03/2026

Source

<https://www.realestate.com.au>

### Comparable property sales

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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
24 BALES ROAD, CRANBOURNE EAST VIC 3977	\$750,000	07/04/2026
26 MARSHY AVENUE, CRANBOURNE EAST VIC 3977	\$765,000	24/01/2026
19 AFFLECK STREET, CRANBOURNE EAST VIC 3977	\$760,000	28/01/2026

This Statement of Information was prepared on: 01/05/2026