

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

22 Yammerbook Way, Cranbourne East, VIC 3977

Indicative selling price

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

Price Range

\$899,000

&

\$988,900

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/07/2025

to

30/06/2026

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
3 ARMSTRONG STREET, CRANBOURNE EAST VIC 3977	\$980,000	04/05/2026
26 WILD SCOTCHMAN WAY, CRANBOURNE EAST VIC 3977	\$960,000	28/04/2026
14 MONMOUTH ROAD, CRANBOURNE EAST VIC 3977	\$949,000	21/03/2026

This Statement of Information was prepared on: 31/07/2026