

## 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

46 PATROBAS LOOP CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

|              |  |                     |           |   |           |
|--------------|--|---------------------|-----------|---|-----------|
| Single Price |  | or range<br>between | \$949,000 | & | \$999,000 |
|--------------|--|---------------------|-----------|---|-----------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |                 |
|--------------|-------------|---------------|-------------|--------|-----------------|
| Median Price | \$730,000   | Property type | House       | Suburb | Cranbourne East |
| Period-from  | 01 Dec 2024 | to            | 30 Nov 2025 | Source | Cotality        |

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|---|-------------|--------------|
| 33 PITFIELD AVENUE CRANBOURNE EAST VIC 3977 | \$965,000   | 03-Dec-25    |
| 76 ARTEMIS DRIVE CRANBOURNE EAST VIC 3977   | \$1,200,000 | 12-Oct-25    |
| 34 GWENTON AVENUE CRANBOURNE EAST VIC 3977  | \$983,300   | 11-Sep-25    |

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 10 December 2025



**33 PITFIELD AVENUE  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **RS \$965,000** Sold Date **03-Dec-25**

Distance **4.35km**



**76 ARTEMIS DRIVE CRANBOURNE  
EAST VIC 3977**

5 3 2

Sold Price **\$1,200,000** Sold Date **12-Oct-25**

Distance **0.43km**



**34 GWENTON AVENUE  
CRANBOURNE EAST VIC 3977**

6 2 2

Sold Price **\$983,300** Sold Date **11-Sep-25**

Distance **2.21km**

**RS** = Recent sale **UN** = Undisclosed Sale

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