

## 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<br>Including suburb and<br>postcode | 3 STAKES STREET 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 | \$630,000 | & | \$670,000 |
|--------------|---------------------|-----------|---|-----------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |                 |
|--------------|-------------|---------------|-------------|--------|-----------------|
| Median Price | \$425,000   | Property type | Land        | Suburb | Cranbourne East |
| Period-from  | 01 Jan 2025 | to            | 31 Dec 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 |
|---|-----------|--------------|
| 16 CRITERION WAY CRANBOURNE EAST VIC 3977 | \$657,000 | 21-Oct-25    |
| 27 SLATTERY STREET CLYDE VIC 3978         | \$647,000 | 20-Nov-25    |
| 47 ATHLETIC CIRCUIT CLYDE VIC 3978        | \$680,000 | 20-Nov-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.

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**16 CRITERION WAY CRANBOURNE** Sold Price **\$657,000** Sold Date **21-Oct-25**  
**EAST VIC 3977**

3 2 1

Distance **0.17km**



**27 SLATTERY STREET CLYDE VIC** Sold Price **\$647,000** Sold Date **20-Nov-25**  
**3978**

3 2 1

Distance **0.78km**



**47 ATHLETIC CIRCUIT CLYDE VIC** Sold Price **\$680,000** Sold Date **20-Nov-25**  
**3978**

3 2 1

Distance **1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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