

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

44 CRITERION WAY 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
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

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

7 OPERA WALK JUNCTION VILLAGE VIC 3977	\$635,000	28-May-25
42B HUMMINGBIRD DRIVE BOTANIC RIDGE VIC 3977	\$645,000	10-Dec-25
17 PORTOBELLO BOULEVARD CLYDE NORTH VIC 3978	\$617,000	19-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.~~

This Statement of Information was prepared on: 21 January 2026



**7 OPERA WALK JUNCTION
VILLAGE VIC 3977**

3 2 2

Sold Price **\$635,000** Sold Date **28-May-25**

Distance **1.64km**



**42B HUMMINGBIRD DRIVE
BOTANIC RIDGE VIC 3977**

3 2 2

Sold Price ^{RS} **\$645,000** Sold Date **10-Dec-25**

Distance **2.64km**



**17 PORTOBELLO BOULEVARD
CLYDE NORTH VIC 3978**

3 2 2

Sold Price **\$617,000** Sold Date **19-Nov-25**

Distance **4.83km**

RS = Recent sale

UN = Undisclosed Sale

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