

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
7 FREMANTLE AVENUE 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 \$695,000 & \$764,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$730,000 Property type House 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
4 SPENCER CIRCUIT CRANBOURNE EAST VIC 3977	\$731,000	25-Oct-25
52 MCEWAN DRIVE CRANBOURNE EAST VIC 3977	\$706,000	12-Sep-25
4 CANMORE STREET CRANBOURNE EAST VIC 3977	\$730,000	29-Aug-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: 22 January 2026