

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

4 METEORITE 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Feb 2025

to

31 Jan 2026

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 IRONSTONE STREET CRANBOURNE EAST VIC 3977	\$710,000	22-Sep-25
6 PATROBAS LOOP CRANBOURNE EAST VIC 3977	\$700,000	02-Sep-25
8 PATROBAS LOOP CRANBOURNE EAST VIC 3977	\$735,000	29-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: 25 February 2026


**7 IRONSTONE STREET
CRANBOURNE EAST VIC 3977**

 4
  2
  2

Sold Price

\$710,000

Sold Date

22-Sep-25

Distance

0.13km

**6 PATROBAS LOOP CRANBOURNE
EAST VIC 3977**

 4
  2
  2

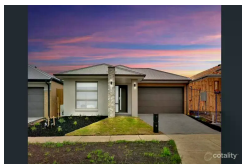
Sold Price

\$700,000

Sold Date

02-Sep-25

Distance

0.57km

**8 PATROBAS LOOP CRANBOURNE
EAST VIC 3977**

 4
  2
  2

Sold Price

\$735,000

Sold Date

29-Nov-25

Distance

0.57km
RS = Recent sale

UN = Undisclosed Sale

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