

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

8 SCONE 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
between

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,500

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2025

to

30 Apr 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

5 SCONE STREET CRANBOURNE EAST VIC 3977	\$780,000	25-Feb-26
34 GEMMA STREET CRANBOURNE EAST VIC 3977	\$955,000	22-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: 19 May 2026



**5 SCONE STREET CRANBOURNE
EAST VIC 3977**

 4  2  2

Sold Price **\$780,000** Sold Date **25-Feb-26**

Distance **0.05km**



**34 GEMMA STREET CRANBOURNE
EAST VIC 3977**

 4  2  2

Sold Price **\$955,000** Sold Date **22-Nov-25**

Distance **0.26km**

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

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