

## 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

2 MAIDEN MEWS CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2025

to

31 Aug 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 10 MAIDEN MEWS CRANBOURNE EAST VIC 3977     | \$780,000 | 09-Sep-26 |
| 8 NEWMARKET STREET CRANBOURNE EAST VIC 3977 | \$851,000 | 27-May-26 |
| 18 ARTEMIS DRIVE CRANBOURNE EAST VIC 3977   | \$792,000 | 16-Jul-26 |

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: 27 September 2026



**10 MAIDEN MEWS CRANBOURNE  
EAST VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup>

**\$780,000**

Sold Date

**09-Sep-26**

Distance

**0.04km**



**8 NEWMARKET STREET  
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price

**\$851,000**

Sold Date

**27-May-26**

Distance

**0.06km**



**18 ARTEMIS DRIVE CRANBOURNE  
EAST VIC 3977**

 4  2  2

Sold Price

**\$792,000**

Sold Date

**16-Jul-26**

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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