

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between  &

### Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 7 Langside Grove, Cranbourne East, VIC-3977	\$755,000	08/10/25
2. 127 Scotsdale Drive, Cranbourne East, VIC-3977	\$760,000	10/10/25
3. 48 Ezra Street, Cranbourne East, VIC-3977	\$765,000	12/12/25

This Statement of Information was prepared on: