

## 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

30 PINEBANK AVENUE 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Dec 2024

to

30 Nov 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

|  |           |           |
|--|-----------|-----------|
| 10 OTTO STREET CRANBOURNE EAST VIC 3977      | \$727,500 | 13-Oct-25 |
| 55 ANNABELLA STREET CRANBOURNE EAST VIC 3977 | \$675,000 | 10-Sep-25 |
| 47 ATHLETIC CIRCUIT CLYDE VIC 3978           | \$680,000 | 20-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: 03 December 2025


**10 OTTO STREET CRANBOURNE EAST VIC 3977**
 3  2  3

Sold Price

**\$727,500**

Sold Date

**13-Oct-25**

Distance

**0.71km**

**55 ANNABELLA STREET CRANBOURNE EAST VIC 3977**
 3  2  1

Sold Price

<sup>RS</sup> **\$675,000** <sup>UN</sup>

Sold Date

**10-Sep-25**

Distance

**0.83km**

**47 ATHLETIC CIRCUIT CLYDE VIC 3978**
 3  2  1

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**20-Nov-25**

Distance

**1.75km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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