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 JOLLY 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	Unit	Suburb	Cranbourne East
Period-from	01 Nov 2024	to	31 Oct 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
1B BURCHILL AVENUE CRANBOURNE EAST VIC 3977	$580,000	12-Jul-25
3/17 RUSSELL STREET CRANBOURNE VIC 3977	$600,000	12-Jul-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: 08 November 2025

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1B BURCHILL AVENUE
CRANBOURNE EAST VIC 3977

3 2 1

Sold Price **$580,000** Sold Date **12-Jul-25**

Distance **0.62km**



3/17 RUSSELL STREET
CRANBOURNE VIC 3977

3 2 2

Sold Price **$600,000** Sold Date **12-Jul-25**

Distance **1.54km**

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

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