

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

9 REDMILL TERRACE 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

\$670,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,250

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2024

to

30 Jun 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

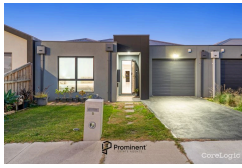
Date of sale

5 REDMILL TERRACE CRANBOURNE EAST VIC 3977	\$640,000	02-Jun-25
11 MAGGIE STREET CRANBOURNE EAST VIC 3977	\$655,000	22-Mar-25
27 ELMSLIE DRIVE CRANBOURNE EAST VIC 3977	\$650,000	22-Mar-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: 22 July 2025



5 REDMILL TERRACE CRANBOURNE EAST VIC 3977

4 2 1

Sold Price **\$640,000** Sold Date **02-Jun-25**

Distance **0.02km**



11 MAGGIE STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **\$655,000** Sold Date **22-Mar-25**

Distance **0.44km**



27 ELMSLIE DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **\$650,000** Sold Date **22-Mar-25**

Distance **0.86km**



10 JESSFIELD TERRACE CRANBOURNE EAST VIC 3977

4 2 1

Sold Price **\$646,000** Sold Date **03-Feb-25**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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