

## 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

24 STARLING STREET CRANBOURNE EAST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$779,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 CORTULA ROAD CRANBOURNE EAST VIC 3977	\$795,000	06-Mar-25
34 EZRA STREET CRANBOURNE EAST VIC 3977	\$826,000	14-Mar-25
112 LINEHAM DRIVE CRANBOURNE EAST VIC 3977	\$780,000	23-May-24

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.~~

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**5 CORTULA ROAD CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price **\$795,000** Sold Date **06-Mar-25**

Distance **0.24km**



**34 EZRA STREET CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price **\$826,000** Sold Date **14-Mar-25**

Distance **0.41km**



**112 LINEHAM DRIVE CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price **\$780,000** Sold Date **23-May-24**

Distance **0.18km**

RS = Recent sale      UN = Undisclosed Sale

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