

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

4 PINEBANK AVENUE 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

\$870,000

&

\$940,000

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

19 HAMMERSMITH WAY CRANBOURNE EAST VIC 3977	921000	16-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: 30 June 2025



Samaneh Rezai
P 0427284272
M 0427284272
E sam.rezai@raywhite.com



**19 HAMMERSMITH WAY
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

921000 Sold Date **16-Mar-25**

Distance **0.58km**

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

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