

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

15 Trafalgar Way, Cranbourne East Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$718,500

Property Type

House

Suburb

Cranbourne East

Period - From

14/07/2024

to

13/07/2025

Source

Property Data

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 six 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
1	4 Mira Ct CRANBOURNE 3977	\$730,000	29/05/2025
2	3 Hotham St CRANBOURNE 3977	\$690,000	16/05/2025
3	29 Pitfield Av CRANBOURNE EAST 3977	\$659,000	24/02/2025

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 six months.~~

This Statement of Information was prepared on:

14/07/2025 11:29



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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

14/07/2024 - 13/07/2025: \$718,500



Property Type: House (Previously Occupied - Detached)

Land Size: 539 sqm approx

Agent Comments

Comparable Properties



4 Mira Ct CRANBOURNE 3977 (REI)



Agent Comments

Price: \$730,000

Method: Private Sale

Date: 29/05/2025

Property Type: House

Land Size: 667 sqm approx



3 Hotham St CRANBOURNE 3977 (REI)



Agent Comments

Price: \$690,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 619 sqm approx



29 Pitfield Av CRANBOURNE EAST 3977 (REI)



Agent Comments

Price: \$659,000

Method: Private Sale

Date: 24/02/2025

Property Type: House

Account - EWRE | P: 0388024418



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