

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

21 ROYALLOAK CRESCENT 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

\$690,000

&

\$750,000

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

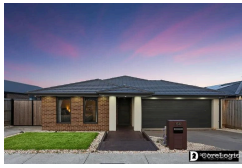
Date of sale

54 ANNABELLA STREET CRANBOURNE EAST VIC 3977	710000	12-Feb-25
7 SWEEP STREET CRANBOURNE EAST VIC 3977	740000	23-Apr-25
7 CARTWRIGHT GROVE CRANBOURNE EAST VIC 3977	745000	16-Apr-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



54 ANNABELLA STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

710000

Sold Date

12-Feb-25

Distance

0.63km



7 SWEEP STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

740000

Sold Date

23-Apr-25

Distance

1.53km



7 CARTWRIGHT GROVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

745000

Sold Date

16-Apr-25

Distance

0.3km



12 STARLING STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

^{RS}**730000**^{UN}

Sold Date

12-Feb-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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