

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 ALDERSTONE RISE 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

\$795,000

&

\$874,500

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

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

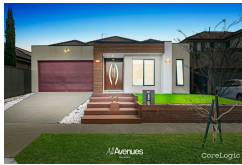
Date of sale

38 NEWINGTON DRIVE CRANBOURNE EAST VIC 3977	\$860,051	17-Mar-25
34 EZRA STREET CRANBOURNE EAST VIC 3977	\$826,000	14-Mar-25
17 SYMONS STREET CRANBOURNE EAST VIC 3977	\$840,000	04-Jun-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: 08 July 2025



**38 NEWINGTON DRIVE
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

\$860,051

Sold Date

17-Mar-25

Distance

0.52km



**34 EZRA STREET CRANBOURNE
EAST VIC 3977**

4 2 2

Sold Price

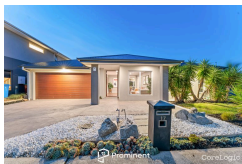
\$826,000

Sold Date

14-Mar-25

Distance

0.58km



**17 SYMONS STREET CRANBOURNE
EAST VIC 3977**

4 2 2

Sold Price

^{RS} **\$840,000**

Sold Date

04-Jun-25

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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