

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	Lot 104, 130, 1325 Ballarto Road, Cranbourne East, Vic 3977
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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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
104	\$672,150	Or range between		&	
130	\$719,550	Or range between		&	
		Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$510,300	Suburb	Cranbourne East		
Period - From	27/06/2024	to	26/06/2025	Source	REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
104	33 Cheddington Rd CRANBOURNE EAST 3977	\$690,000	24/06/2025
	22 Patrobas Loop CRANBOURNE EAST 3977	\$670,000	05/05/2025
	17 Ethan Tce CRANBOURNE EAST 3977	\$665,000	03/02/2025

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
130	33 Cheddington Rd CRANBOURNE EAST 3977	\$690,000	24/06/2025
	37 Omeara Cr CRANBOURNE EAST 3977	\$726,000	16/06/2025
	10 Dewhurst Cirt CRANBOURNE EAST 3977	\$717,000	26/04/2025

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

27/06/2025 14:40