

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

\$850,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,250

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

42 LINEHAM DRIVE CRANBOURNE EAST VIC 3977	\$925,000	10-Jun-25
38 NEWINGTON DRIVE CRANBOURNE EAST VIC 3977	\$860,051	17-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: 06 August 2025


**42 LINEHAM DRIVE CRANBOURNE
EAST VIC 3977**

Sold Price

^{RS} **\$925,000** ^{UN}

Sold Date

10-Jun-25


4

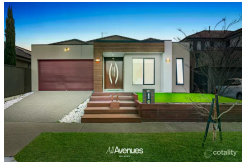


2



2

Distance

0.51km

**38 NEWINGTON DRIVE
CRANBOURNE EAST VIC 3977**

Sold Price

\$860,051

Sold Date

17-Mar-25


4



2



2

Distance

0.52km
RS = Recent sale

UN = Undisclosed Sale

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