

# 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 34 Ezra Street, Cranbourne East, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$819,000

&

\$899,000

### Median sale price

Median price

\$715,000

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/01/2024

to

31/12/2024

Source

PropTrack

### Comparable property sales

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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
2 QUATTRO AVENUE, CRANBOURNE EAST VIC 3977	\$860,000	17/09/2024
59 LARGO CIRCUIT, JUNCTION VILLAGE VIC 3977	\$876,000	24/09/2024
276 RIVERWOOD DRIVE, JUNCTION VILLAGE VIC 3977	\$840,000	10/10/2024

This Statement of Information was prepared on: 10/01/2025