

## 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

8 TORNEY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,250

Property type

House

Suburb

Cranbourne East

Period-from

01 Feb 2024

to

31 Jan 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

125 FIORELLI BOULEVARD CRANBOURNE EAST VIC 3977	\$1,100,000	02-Dec-24
26 DASH DRIVE CRANBOURNE EAST VIC 3977	\$1,145,000	07-Feb-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: 11 February 2025



**125 FIORELLI BOULEVARD  
CRANBOURNE EAST VIC 3977**

5 2 6

Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **02-Dec-24**

Distance **0.75km**



**26 DASH DRIVE CRANBOURNE  
EAST VIC 3977**

5 2 2

Sold Price <sup>RS</sup> **\$1,145,000** Sold Date **07-Feb-25**

Distance **1.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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