

# 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 1/37 Arleon Crescent, Cranbourne, 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

\$550,000

&

\$600,000

### Median sale price

Median price

\$500,000

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/12/2024

to

28/02/2025

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
1/6-8 WALTER STREET, CRANBOURNE VIC 3977	\$560,000	20/01/2025
8A BOWEN STREET, CRANBOURNE VIC 3977	\$569,000	29/11/2024
2/21 ROUSE STREET, CRANBOURNE VIC 3977	\$556,000	12/12/2024

This Statement of Information was prepared on: 12/03/2025