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

133 ELMSLIE DRIVE 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	\$765,000	&	\$841,000
Single Price		\$765,000	&	\$841,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$715,250	Prop	erty type House		Suburb	Cranbourne East	
Period-from	01 Jun 2024	to	31 May 2	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
38 NEWINGTON DRIVE CRANBOURNE EAST VIC 3977	\$860,051	17-Mar-25
45 BATHGATE CRESCENT CRANBOURNE EAST VIC 3977	\$836,455	18-Mar-25
7 MOSSBANK ROAD CRANBOURNE EAST VIC 3977	\$800,000	16-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: 04 June 2025





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38 NEWINGTON DRIVE CRANBOURNE EAST VIC 3977

₾ 2 ⇔ 2 Sold Price

\$860,051 Sold Date **17-Mar-25**

Distance

0.16km



45 BATHGATE CRESCENT CRANBOURNE EAST VIC 3977

\$ 2

₽ 2

Sold Price

\$836,455 Sold Date 18-Mar-25

0.41km Distance



7 MOSSBANK ROAD **CRANBOURNE EAST VIC 3977**

四 4

₽ 2

Sold Price

\$800,000 Sold Date **16-Feb-25**

Distance 0.58km

RS = Recent sale

UN = Undisclosed Sale

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