

## 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

14 NED STREET CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$716,250

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2024

to

30 Jun 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

8 SCOTSDALE DRIVE CRANBOURNE EAST VIC 3977	\$880,000	03-Jun-25
28 SERPELLS WAY CRANBOURNE EAST VIC 3977	\$900,000	13-Feb-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: 15 July 2025

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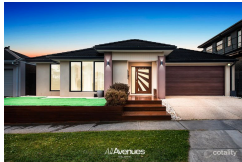


**8 SCOTSDALE DRIVE  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$880,000** Sold Date **03-Jun-25**

Distance **1.51km**

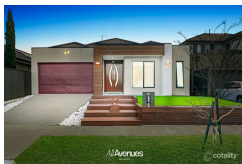


**28 SERPELLS WAY CRANBOURNE  
EAST VIC 3977**

5 2 2

Sold Price **\$900,000** Sold Date **13-Feb-25**

Distance **0.19km**



**38 NEWINGTON DRIVE  
CRANBOURNE EAST VIC 3977**

4 2 2

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

Distance **2.59km**

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

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