

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 22 Prendergast Avenue, Cranbourne East, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$909,000 & \$989,000

Median sale price

Median price \$739,000 Property Type House Suburb Cranbourne East (3977)
Period - From 01/09/2025 to 30/11/2025 Source PropTrack

Comparable property sales

A 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
8 GODFREY AVENUE, CRANBOURNE EAST VIC 3977	\$985,000	14/10/2025
34 GEMMA STREET, CRANBOURNE EAST VIC 3977	\$955,000	22/11/2025
7 NAPOLEON CLOSE, CRANBOURNE EAST VIC 3977	\$955,000	17/11/2025

This Statement of Information was prepared on: 18/12/2025