

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

28 HEATHER GROVE 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

\$645,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jun 2024

to

31 May 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

40 HEATHER GROVE CRANBOURNE EAST VIC 3977	\$690,000	23-May-25
12 ARROW ROAD CRANBOURNE EAST VIC 3977	\$680,500	05-Dec-23
16 FIREBIRD STREET CRANBOURNE EAST VIC 3977	\$710,000	11-Dec-24

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: 07 June 2025



40 HEATHER GROVE CRANBOURNE EAST VIC 3977

3 2 2

Sold Price

RS

\$690,000

Sold Date

23-May-25

Distance

0.11km



12 ARROW ROAD CRANBOURNE EAST VIC 3977

3 2 2

Sold Price

\$680,500

Sold Date

05-Dec-23

Distance

0.74km



16 FIREBIRD STREET CRANBOURNE EAST VIC 3977

3 2 2

Sold Price

\$710,000

Sold Date

11-Dec-24

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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