

# 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

**3 Biferno Crescent Cranbourne East VIC 3977**

### Indicative selling price

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

Single price \$ or range between \$749,000 & \$785,000

### Median sale price

Median price

\$716,000

Property type

House

Suburb

Cranbourne

Period - From

01/07/2024

to

30/07/2025

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 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. 109 Nelson Street Cranbourne East VIC 3977	\$798,000	04/06/2025
2. 6 Maddock Drive Cranbourne East VIC 3977	\$760,000	31/01/2025
3. 5 Cortula Road Cranbourne East VIC 3977	\$795,000	17/02/2025

This Statement of Information was prepared on: 21/07/2025