

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	31 Birmingham Road, Cranbourne East, VIC 3977
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Indicative selling price

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

Price Range	\$690,000	&	\$720,000
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Median sale price

Median price	\$725,000	Property Type	House	Suburb	Cranbourne East (3977)
Period - From	01/10/2024	to	30/09/2025	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
34 CHEDDINGTON ROAD, CRANBOURNE EAST VIC 3977	\$700,000	13/09/2025
27 BOURBON ROAD, CRANBOURNE EAST VIC 3977	\$700,000	06/10/2025
29 BOONWURRUNG STREET, CRANBOURNE EAST VIC 3977	\$720,000	20/08/2025

This Statement of Information was prepared on: 09/10/2025