

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 HUNT CLUB BOULEVARD, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Single price

or range between

\$850,000

&

\$930,000

Median sale price

Median price

\$751,622

Property Type

House

Suburb

CRANBOURNE EAST, VIC 3977

Period - From

01/25

to

06/25

Source

Corelogic

Comparable property sales

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
7 BUTTERFIELD PLACE CRANBOURNE EAST VIC 3977	\$720,000	06/01/25
3 WOODCHASE COURT CRANBOURNE EAST VIC 3977	\$700,000	16/03/25
4 AVALON CRESCENT CRANBOURNE EAST VIC 3977	\$731,000	08/05/25

This Statement of Information was prepared on:

15/06/2025