

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 32 Canmore Street, Cranbourne East, VIC 3977

Indicative selling price

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

Price Range

\$819,000

&

\$899,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/08/2024

to

31/07/2025

Source

<https://www.realestate.com.au>

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
133 ELMSLIE DRIVE, CRANBOURNE EAST VIC 3977	\$830,000	13/08/2025
14 STONEBANK GROVE, CRANBOURNE EAST VIC 3977	\$840,000	11/06/2025
17 SYMONS STREET, CRANBOURNE EAST VIC 3977	\$840,000	04/06/2025

This Statement of Information was prepared on: 29/08/2025