

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 | 33 Pitfield Avenue, Cranbourne East, VIC 3977 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$899,900 | & | \$989,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                                                                           |
|---------------|------------|---------------|------------|--------|---------------------------------------------------------------------------|
| Median price  | \$740,000  | Property Type | House      | Suburb | Cranbourne East (3977)                                                    |
| Period - From | 01/08/2024 | to            | 31/07/2025 | Source | <a href="https://www.realestate.com.au">https://www.realestate.com.au</a> |

Comparable property sales

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 six months.

|                                                |            |
|------------------------------------------------|------------|
| This Statement of Information was prepared on: | 12/09/2025 |
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