

## 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

37 CAMARO DRIVE 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

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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 6 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 31 DREAM AVENUE CRANBOURNE EAST VIC 3977 | \$850,000 | 29-Sep-25 |
| 14 PONTIAC ROAD CRANBOURNE EAST VIC 3977 | \$840,000 | 15-Sep-25 |
| 4 PONY COURT CRANBOURNE EAST VIC 3977    | \$817,500 | 24-Oct-25 |

OR

**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 6 months.~~

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**31 DREAM AVENUE CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price

**\$850,000**

Sold Date

**29-Sep-25**

Distance

**0.24km**



**14 PONTIAC ROAD CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price

**\$840,000**

Sold Date

**15-Sep-25**

Distance

**0.56km**



**4 PONY COURT CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$817,500**

Sold Date

**24-Oct-25**

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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