

## 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

4 CHAMBERLAIN STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$825,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,250

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

47 YAMMERBOOK WAY CRANBOURNE EAST VIC 3977	\$830,000	11-Dec-24
11 ARMSTRONG STREET CRANBOURNE EAST VIC 3977	\$860,500	14-Jan-25
48 YAMMERBOOK WAY CRANBOURNE EAST VIC 3977	\$870,000	19-Mar-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.~~

This Statement of Information was prepared on: 16 May 2025

Jess Ostrom

P 03 5941 4444

M 0427 071 270

E jess.o@neilsonpartners.com.au



**47 YAMMERBOOK WAY  
CRANBOURNE EAST VIC 3977**

 5  2  2

Sold Price **\$830,000** Sold Date **11-Dec-24**

Distance **0.12km**



**11 ARMSTRONG STREET  
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$860,500** Sold Date **14-Jan-25**

Distance **0.16km**



**48 YAMMERBOOK WAY  
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price <sup>RS</sup> **\$870,000** Sold Date **19-Mar-25**

Distance **0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.