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	43 PITFIELD AVENUE CRANBOURNE EAST VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$720,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,500	Property type	House	Suburb	Cranbourne East
Period-from	01 May 2025	to	30 Apr 2026	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
24 BALES ROAD CRANBOURNE EAST VIC 3977	$750,000	07-Apr-26
19 AFFLECK STREET CRANBOURNE EAST VIC 3977	$760,000	02-Jan-26
26 MARSHY AVENUE CRANBOURNE EAST VIC 3977	$765,000	24-Jan-26

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: 14 May 2026

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24 BALES ROAD CRANBOURNE EAST VIC 3977

4 2 2

Sold Price RS $750,000 Sold Date 07-Apr-26

Distance 0.14km



19 AFFLECK STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price $760,000 Sold Date 02-Jan-26

Distance 0.25km



26 MARSHY AVENUE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price $765,000 Sold Date 24-Jan-26

Distance 0.36km

RS = Recent sale **UN** = Undisclosed Sale

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