

# 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

47 Patrobas Loop, Cranbourne East, VIC 3977

### Indicative selling price

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

Price Range      \$690,000      &      \$750,000

### Median sale price

Median price      \$767,500      Property Type      House      Suburb      Cranbourne East (3977)

Period - From      01/02/2025      to      31/01/2026      Source      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
45 CRITERION WAY, CRANBOURNE EAST VIC 3977	\$750,000	21/11/2025
8 PATROBAS LOOP, CRANBOURNE EAST VIC 3977	\$735,000	22/12/2025
29 GUINEAS STREET, CRANBOURNE EAST VIC 3977	\$735,000	30/10/2025

This Statement of Information was prepared on: 13/02/2026