

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2025

to

31 Jul 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 14 SWEEP STREET CRANBOURNE EAST VIC 3977  | \$695,000 | 14-Jul-26 |
| 24 PATROBAS LOOP CRANBOURNE EAST VIC 3977 | \$690,000 | 01-Jul-26 |
| 103 BOURBON ROAD CRANBOURNE EAST VIC 3977 | \$700,000 | 08-Jun-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: 17 August 2026


**14 SWEEP STREET CRANBOURNE  
EAST VIC 3977**

 4
  2
  2

Sold Price

**\$695,000**

Sold Date

**14-Jul-26**

Distance

**0.08km**

**24 PATROBAS LOOP  
CRANBOURNE EAST VIC 3977**

 4
  2
  2

Sold Price

**\$690,000**

Sold Date

**01-Jul-26**

Distance

**0.15km**

**103 BOURBON ROAD  
CRANBOURNE EAST VIC 3977**

 4
  2
  1

Sold Price

**\$700,000**

Sold Date

**08-Jun-26**

Distance

**0.81km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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