

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

5 HEADLAND WAY 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Mar 2025

to

28 Feb 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

129 FIORELLI BOULEVARD CRANBOURNE EAST VIC 3977	\$852,000	09-Jan-26
5 THENFORD CLOSE CRANBOURNE EAST VIC 3977	\$835,700	19-Nov-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: 13 March 2026


**129 FIORELLI BOULEVARD
CRANBOURNE EAST VIC 3977**
 4  2  2

 Sold Price **\$852,000** Sold Date **09-Jan-26**

 Distance **0.91km**

**5 THENFORD CLOSE
CRANBOURNE EAST VIC 3977**
 4  2  2

 Sold Price **\$835,700** Sold Date **19-Nov-25**

 Distance **0.57km**
RS = Recent sale

UN = Undisclosed Sale

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