

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

6 JEANETTA CLOSE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Nov 2024

to

31 Oct 2025

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

62 STATELY DRIVE CRANBOURNE EAST VIC 3977	\$905,000	21-Jul-25
41 THUNDERBOLT DRIVE CRANBOURNE EAST VIC 3977	\$900,000	14-Aug-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.

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62 STATELEY DRIVE CRANBOURNE
EAST VIC 3977

Sold Price\$905,000Sold Date21-Jul-25

4

2

2

Distance0.46km



41 THUNDERBOLT DRIVE
CRANBOURNE EAST VIC 3977

Sold Price\$900,000Sold Date14-Aug-25

4

2

2

Distance0.9km

RS = Recent sale UN = Undisclosed Sale

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