

## 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

66 TYNDALL STREET CRANBOURNE EAST VIC 3977

#### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$615,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$716,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2024

to

31 Aug 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

6 MOSSMAN DRIVE CRANBOURNE EAST VIC 3977

\$618,000

09-Jul-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: 02 September 2025