

## 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

7 HEALES ROAD 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

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Dec 2024

to

30 Nov 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

7 LANGSIDE GROVE CRANBOURNE EAST VIC 3977	\$755,000	08-Oct-25
46 CHALLENGER CIRCUIT CRANBOURNE EAST VIC 3977	\$780,000	29-Sep-25
24 STARLING STREET CRANBOURNE EAST VIC 3977	\$790,000	28-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.

This Statement of Information was prepared on: 04 December 2025



**7 LANGSIDE GROVE  
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$755,000** Sold Date **08-Oct-25**

Distance **0.96km**



**46 CHALLENGER CIRCUIT  
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$780,000** Sold Date **29-Sep-25**

Distance **0.82km**



**24 STARLING STREET  
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$790,000** Sold Date **28-Aug-25**

Distance **0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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