

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

9 WATERSIDE DRIVE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

| | | |
|---|-----------|-----------|
| 8 SCOTSDALE DRIVE CRANBOURNE EAST VIC 3977 | \$880,000 | 03-Jun-25 |
| 50 SCOTSDALE DRIVE CRANBOURNE EAST VIC 3977 | \$800,000 | 10-Mar-25 |
| 19 FETLOCK LANE CRANBOURNE EAST VIC 3977 | \$800,000 | 26-Feb-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: 03 July 2025

Todd McKenna
 M +61418391182
 E todd.m@neilsonpartners.com.au



**8 SCOTSDALE DRIVE
CRANBOURNE EAST VIC 3977**

 4
  2
  2

Sold Price **\$880,000** Sold Date **03-Jun-25**

Distance **0.26km**



**50 SCOTSDALE DRIVE
CRANBOURNE EAST VIC 3977**

 4
  2
  2

Sold Price **\$800,000** Sold Date **10-Mar-25**

Distance **0.37km**



**19 FETLOCK LANE CRANBOURNE
EAST VIC 3977**

 4
  2
  2

Sold Price Sold Date **26-Feb-25**

Distance **0.39km**



**15 WATERSIDE DRIVE
CRANBOURNE EAST VIC 3977**

 4
  2
  2

Sold Price **\$1,000,000** Sold Date **29-Apr-25**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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