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	1 DONOHUE STREET 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	$760,000	&	$830,000

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
3 DONOHUE STREET CRANBOURNE EAST VIC 3977	$800,000	02-Sep-25
11 DONOHUE STREET CRANBOURNE EAST VIC 3977	$830,000	29-Jul-25
13 DONOHUE STREET CRANBOURNE EAST VIC 3977	$820,000	09-Sep-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: 01 December 2025

OBrien Real Estate

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3 DONOHUE STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$800,000** Sold Date **02-Sep-25**

Distance **0.03km**



11 DONOHUE STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$830,000** Sold Date **29-Jul-25**

Distance **0.08km**



13 DONOHUE STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$820,000** Sold Date **09-Sep-25**

Distance **0.1km**

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

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