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	95 BOURBON ROAD 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,500	Property type	House	Suburb	Cranbourne East
Period-from	01 May 2025	to	30 Apr 2026	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
85 LINEHAM DRIVE CRANBOURNE EAST VIC 3977	$745,000	24-Apr-26
2 BLOODSTONE WAY CRANBOURNE EAST VIC 3977	$710,000	15-Apr-26
11 AYREDALE STREET CLYDE VIC 3978	$730,000	13-Apr-26

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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85 LINEHAM DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price RS $745,000 Sold Date 24-Apr-26

Distance 0.49km



2 BLOODSTONE WAY CRANBOURNE EAST VIC 3977

4 2 2

Sold Price $710,000 Sold Date 15-Apr-26

Distance 1.23km



11 AYREDALE STREET CLYDE VIC 3978

4 2 2

Sold Price $730,000 Sold Date 13-Apr-26

Distance 1.91km

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

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