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	39 BRIARCREST 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	$670,000	&	$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Cranbourne East
Period-from	10 Sept 2025	to	10 Mar 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
28 MERRIJIG AVENUE CRANBOURNE VIC 3977	$760,000	09-Jan-26
9 FETLOCK LANE CRANBOURNE EAST VIC 3977	$770,000	01-Nov-25
5 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977	$725,000	17-Oct-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.~~

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28 MERRIJIG AVENUE CRANBOURNE VIC 3977

3 2 2

Sold Price **$760,000** Sold Date **09-Jan-26**

Distance **1.51km**



9 FETLOCK LANE CRANBOURNE EAST VIC 3977

3 2 2

Sold Price **$770,000** Sold Date **01-Nov-25**

Distance **0.6km**



5 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977

3 2 2

Sold Price **$725,000** Sold Date **17-Oct-25**

Distance **0.9km**

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

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