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	33 CHEDDINGTON 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	$699,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	House	Suburb	Cranbourne East
Period-from	01 Jun 2024	to	31 May 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
37 OMEARA CRESCENT CRANBOURNE EAST VIC 3977	$726,000	15-Jun-25
6 PEDIGREE GROVE CRANBOURNE EAST VIC 3977	$710,000	24-Mar-25
5 MCFARLAN WAY CRANBOURNE EAST VIC 3977	$745,000	20-May-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: 18 June 2025

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37 OMEARA CRESCENT CRANBOURNE EAST VIC 3977

4 2 2

Sold Price RS $726,000 Sold Date 15-Jun-25

Distance 0.18km



6 PEDIGREE GROVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price $710,000 Sold Date 24-Mar-25

Distance 2.12km



5 MCFARLAN WAY CRANBOURNE EAST VIC 3977

4 2 2

Sold Price RS $745,000 UN Sold Date 20-May-25

Distance 1.35km

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

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