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	25 Flash Dan Drive, Cranbourne East, Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $850,000 & $935,000

Median sale price

Median price	$728,900	Property type	*House*	Suburb	Cranbourne East

Period - From	01/10/2024	to	30/09/2025	Source	PropTrack

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 six 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
41 Thunderbolt Drive, Cranbourne East, VIC 3977	$900,000	14/08/2025
10 Stately Drive, Cranbourne East, VIC 3977	$912,000	05/09/2025
62 Stately Drive, Cranbourne East, VIC 3977	$905,000	21/07/2025

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 six months.~~

This Statement of Information was prepared on: 01/11/2025