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<br>Including suburb and postcode | 29 GUINEAS 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 | $735,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $725,000 | Property type | House | Suburb | Cranbourne East |
| Period-from | 01 Oct 2024 | to | 30 Sep 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 |
|---|---|---|
| 25 GUINEAS STREET CRANBOURNE EAST VIC 3977 | $719,000 | 30-Jun-25 |
| 12 DEWHURST CIRCUIT CRANBOURNE EAST VIC 3977 | $762,000 | 15-Oct-25 |
| 148 LINEHAM DRIVE CRANBOURNE EAST VIC 3977 | $750,000 | 22-Aug-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: 31 October 2025

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**25 GUINEAS STREET CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **$719,000** Sold Date **30-Jun-25**

Distance **0.04km**



**12 DEWHURST CIRCUIT CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price RS **$762,000** UN Sold Date **15-Oct-25**

Distance **0.2km**



**148 LINEHAM DRIVE CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **$750,000** Sold Date **22-Aug-25**

Distance **0.5km**

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

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