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	8 PATROBAS LOOP 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	$730,000	Property type	House	Suburb	Cranbourne East
Period-from	01 Dec 2024	to	30 Nov 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
6 PATROBAS LOOP CRANBOURNE EAST VIC 3977	$700,000	02-Sep-25
13 MERCURY ROAD CRANBOURNE EAST VIC 3977	$687,500	22-Aug-25
45 CRITERION WAY CRANBOURNE EAST VIC 3977	$750,000	21-Nov-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: 08 December 2025

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6 PATROBAS LOOP CRANBOURNE EAST VIC 3977 Sold Price **$700,000** Sold Date **02-Sep-25**

4 2 2 Distance **0.01km**



13 MERCURY ROAD CRANBOURNE EAST VIC 3977 Sold Price **$687,500** Sold Date **22-Aug-25**

4 2 2 Distance **1.84km**



45 CRITERION WAY CRANBOURNE EAST VIC 3977 Sold Price RS **$750,000** Sold Date **21-Nov-25**

4 2 2 Distance **0.13km**

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

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