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	3 FOUZ MEWS 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	$795,000	~~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
5 ROEBOURNE MEWS CRANBOURNE EAST VIC 3977	$830,000	21-Nov-25
16 FOXWOOD DRIVE CRANBOURNE EAST VIC 3977	$800,000	13-Sep-25
9 FETLOCK LANE CRANBOURNE EAST VIC 3977	$770,000	01-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: 24 December 2025

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5 ROEBOURNE MEWS CRANBOURNE EAST VIC 3977

4 2 3

Sold Price **$830,000** Sold Date **21-Nov-25**

Distance **0.18km**



16 FOXWOOD DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$800,000** Sold Date **13-Sep-25**

Distance **0.57km**



9 FETLOCK LANE CRANBOURNE EAST VIC 3977

3 2 2

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

Distance **0.71km**

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

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