

## 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

39 DAN MORGAN DRIVE CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2025

to

30 Jun 2026

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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 19 BLACKLEDGE DRIVE CRANBOURNE EAST VIC 3977    | \$785,000 | 04-Mar-26 |
| 2 BLACKLEDGE DRIVE CRANBOURNE EAST VIC 3977     | \$835,000 | 31-Jan-26 |
| 108A LINSELL BOULEVARD CRANBOURNE EAST VIC 3977 | \$790,000 | 11-Apr-26 |

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: 15 July 2026


**19 BLACKLEDGE DRIVE  
CRANBOURNE EAST VIC 3977**

 4
  2
  2

Sold Price

**\$785,000**

Sold Date **04-Mar-26**

Distance

**0.96km**

**2 BLACKLEDGE DRIVE  
CRANBOURNE EAST VIC 3977**

 4
  2
  2

Sold Price

**\$835,000**

Sold Date **31-Jan-26**

Distance

**0.89km**

**108A LINSELL BOULEVARD  
CRANBOURNE EAST VIC 3977**

 4
  2
  2

Sold Price

**\$790,000**

Sold Date **11-Apr-26**

Distance

**0.88km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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