

## 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 28 Cornwell Crescent, 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)

Price Range

\$850,000

&

\$910,000

### Median sale price

Median price

\$760,000

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

27/01/2025

to

27/04/2026

Source

Price Finder

### Comparable property sales

A

This is one property 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

Address of comparable property	Price	Date of sale
5 SEBAGO TERRACE, CRANBOURNE NORTH VIC 3977	\$895,000	13/04/2026

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: 26/03/2026