

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

9 DALTON WAY 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

or range
between

\$779,000

&

\$845,900

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

2 ROCKY STREET CRANBOURNE EAST VIC 3977	\$870,000	28-May-26
38 DAN MORGAN DRIVE CRANBOURNE EAST VIC 3977	\$800,000	27-Jun-25
45 THUNDERBOLT DRIVE CRANBOURNE EAST VIC 3977	\$826,000	22-Mar-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: 30 July 2026



2 ROCKY STREET CRANBOURNE EAST VIC 3977

 4
  2
  2

Sold Price

\$870,000

Sold Date **28-May-26**

Distance **0.04km**



38 DAN MORGAN DRIVE CRANBOURNE EAST VIC 3977

 3
  2
  2

Sold Price

\$800,000

Sold Date **27-Jun-25**

Distance **0.14km**



45 THUNDERBOLT DRIVE CRANBOURNE EAST VIC 3977

 3
  2
  2

Sold Price

\$826,000

Sold Date **22-Mar-26**

Distance **0.15km**



19 FETLOCK LANE CRANBOURNE EAST VIC 3977

 3
  2
  2

Sold Price

\$800,000

Sold Date **26-Feb-25**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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