

## 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

2 ROCKY STREET 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

\$830,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$743,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Apr 2025

to

31 Mar 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

3 GARETH STREET CRANBOURNE EAST VIC 3977	\$890,000	10-Apr-26
25 FLASH DAN DRIVE CRANBOURNE EAST VIC 3977	\$870,000	15-Nov-25
35 DAN MORGAN DRIVE CRANBOURNE EAST VIC 3977	\$890,000	20-Dec-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: 15 April 2026



**3 GARETH STREET CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$890,000**

Sold Date

**10-Apr-26**

Distance

**0.39km**



**25 FLASH DAN DRIVE  
CRANBOURNE EAST VIC 3977**

4 2 3

Sold Price

**\$870,000**

Sold Date

**15-Nov-25**

Distance

**0.22km**



**35 DAN MORGAN DRIVE  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

**\$890,000**

Sold Date

**20-Dec-25**

Distance

**0.13km**

RS = Recent sale

UN = Undisclosed Sale

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