

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

5 THENFORD CLOSE 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2024

to

30 Sep 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

1 WINTON RETREAT CRANBOURNE EAST VIC 3977	\$790,000	31-Jul-25
38 DAN MORGAN DRIVE CRANBOURNE EAST VIC 3977	\$800,000	27-Jun-25
12 CARDIFF GROVE CRANBOURNE EAST VIC 3977	\$770,000	19-Jul-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.~~

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**1 WINTON RETREAT
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price **\$790,000** Sold Date **31-Jul-25**

Distance **0.52km**



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

3 2 2

Sold Price **\$800,000** Sold Date **27-Jun-25**

Distance **1.43km**



**12 CARDIFF GROVE CRANBOURNE
EAST VIC 3977**

3 2 2

Sold Price **\$770,000** Sold Date **19-Jul-25**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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