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	8 BANKTON AVENUE 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	$850,000	&	$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Cranbourne East
Period-from	01 Mar 2025	to	28 Feb 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
4 SCONE STREET CRANBOURNE EAST VIC 3977	$876,000	13-Feb-26
13 ELIBURN DRIVE CRANBOURNE EAST VIC 3977	$940,000	11-Feb-26
45 CAMARO DRIVE CRANBOURNE EAST VIC 3977	$882,500	20-Jan-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: 20 March 2026

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4 SCONE STREET CRANBOURNE EAST VIC 3977

4 3 2

Sold Price RS $876,000 Sold Date 13-Feb-26

Distance 1.39km



13 ELIBURN DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price RS $940,000 Sold Date 11-Feb-26

Distance 0.2km



45 CAMARO DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price $882,500 Sold Date 20-Jan-26

Distance 1.95km

RS = Recent sale **UN** = Undisclosed Sale

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