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	4 RANNOCH STREET 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$733,000	Property type	House	Suburb	Cranbourne East
Period-from	01 Feb 2025	to	31 Jan 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
7 FREMANTLE AVENUE CRANBOURNE EAST VIC 3977	$290,000	17-Dec-19
8 FAIRLANE COURT CRANBOURNE EAST VIC 3977	$726,900	05-Nov-25
71 TANGEMERE WAY CRANBOURNE EAST VIC 3977	$725,000	14-Aug-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: 25 February 2026

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7 FREMANTLE AVENUE CRANBOURNE EAST VIC 3977

3 2 2

Sold Price **$290,000** Sold Date **17-Dec-19**

Distance **1.31km**



8 FAIRLANE COURT CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$726,900** Sold Date **05-Nov-25**

Distance **1.23km**



71 TANGEMERE WAY CRANBOURNE EAST VIC 3977

3 2 2

Sold Price **$725,000** Sold Date **14-Aug-25**

Distance **2.26km**

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

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