

## 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

39 MARRONE BOULEVARD 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

\$690,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Jun 2025

to

31 May 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

|   |           |           |
|---|-----------|-----------|
| 47 ARTFIELD STREET CRANBOURNE EAST VIC 3977 | \$730,000 | 01-Apr-26 |
| 4 COLACHISE PLACE CRANBOURNE EAST VIC 3977  | \$743,000 | 31-Jan-26 |
| 72 ELMSLIE DRIVE CRANBOURNE EAST VIC 3977   | \$750,000 | 25-May-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: 01 June 2026



**47 ARTFIELD STREET  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$730,000** <sup>UN</sup> Sold Date **01-Apr-26**

Distance **0.22km**



**4 COLACHISE PLACE  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$743,000** Sold Date **31-Jan-26**

Distance **0.23km**



**72 ELMSLIE DRIVE CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **25-May-26**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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