

## 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

151 ELMSLIE DRIVE 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

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2025

to

31 Jul 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 20 GWENTON AVENUE CRANBOURNE EAST VIC 3977  | \$772,000 | 22-Apr-26 |
| 3 ANNABELLA STREET CRANBOURNE EAST VIC 3977 | \$750,000 | 18-May-26 |
| 41 LINEHAM DRIVE CRANBOURNE EAST VIC 3977   | \$740,000 | 03-Jul-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: 07 August 2026



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**20 GWENTON AVENUE  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$772,000** Sold Date **22-Apr-26**

Distance **0.18km**



**3 ANNABELLA STREET  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$750,000** Sold Date **18-May-26**

Distance **0.51km**



**41 LINEHAM DRIVE CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$740,000** Sold Date **03-Jul-26**

Distance **0.59km**

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

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