

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

9 CALICHE PLACE 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

\$600,000

&

\$660,000

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

8 MOSSMAN DRIVE CRANBOURNE EAST VIC 3977	\$660,000	28-Nov-25
5 COBERLEY WAY CRANBOURNE NORTH VIC 3977	\$658,000	28-Aug-25
66 TYNDALL STREET CRANBOURNE EAST VIC 3977	\$600,000	22-Sep-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: 10 February 2026



8 MOSSMAN DRIVE CRANBOURNE EAST VIC 3977

3 2 1

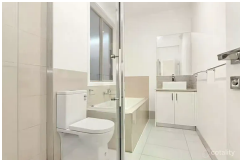
Sold Price

\$660,000

Sold Date

28-Nov-25

Distance

1.24km


5 COBERLEY WAY CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price

\$658,000

Sold Date

28-Aug-25

Distance

1.91km


66 TYNDALL STREET CRANBOURNE EAST VIC 3977

3 1 1

Sold Price

\$600,000

Sold Date

22-Sep-25

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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