

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 WALTHAM MEWS 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

\$699,999

&

\$769,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Apr 2025

to

31 Mar 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 WALTHAM MEWS CRANBOURNE EAST VIC 3977	\$745,000	27-Mar-26
18 CHATHAM CLOSE CRANBOURNE EAST VIC 3977	\$747,000	03-Dec-25
15 BRADFORD DRIVE CRANBOURNE EAST VIC 3977	\$750,000	28-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: 22 April 2026

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7 WALTHAM MEWS CRANBOURNE EAST VIC 3977 Sold Price

^{RS} **\$745,000** Sold Date **27-Mar-26**

 3  2  2

Distance **0.05km**



18 CHATHAM CLOSE CRANBOURNE EAST VIC 3977 Sold Price

\$747,000 Sold Date **03-Dec-25**

 3  2  2

Distance **0.43km**



15 BRADFORD DRIVE CRANBOURNE EAST VIC 3977 Sold Price

\$750,000 Sold Date **28-Jan-26**

 3  2  2

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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