

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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,500

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2025

to

30 Apr 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 STATESMAN CIRCUIT CRANBOURNE EAST VIC 3977	\$770,000	28-Feb-26
108A LINSELL BOULEVARD CRANBOURNE EAST VIC 3977	\$790,000	06-May-26
6 GREENOCK CRESCENT CRANBOURNE EAST VIC 3977	\$808,000	27-Mar-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: 28 May 2026

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**7 STATESMAN CIRCUIT
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$770,000** Sold Date **28-Feb-26**

Distance **1.42km**



**108A LINSELL BOULEVARD
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price ^{RS} **\$790,000** Sold Date **06-May-26**

Distance **0.84km**



**6 GREENOCK CRESCENT
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$808,000** Sold Date **27-Mar-26**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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