

## 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

38 COLLISON ROAD 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

\$3,300,000

&

\$3,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Mar 2025

to

28 Feb 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

40 COLLISON ROAD CRANBOURNE EAST VIC 3977	\$2,440,000	12-Sep-25
65 GIPPSLAND AVENUE CLYDE NORTH VIC 3978	\$7,455,800	16-Dec-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: 07 March 2026



**40 COLLISON ROAD  
CRANBOURNE EAST VIC 3977**

 4  3  2

Sold Price **\$2,440,000** Sold Date **12-Sep-25**

Distance **0.05km**



**65 GIPPSLAND AVENUE CLYDE  
NORTH VIC 3978**

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Sold Price **\$7,455,800** Sold Date **16-Dec-25**

Distance **4.91km**

RS = Recent sale

UN = Undisclosed Sale

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