

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 119 Bourbon Road, Cranbourne East, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$629,000 & \$689,000

Median sale price

Median price \$740,000 Property Type House Suburb Cranbourne East (3977)

Period - From 01/02/2025 to 31/01/2026 Source Realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
62 ADRIAN STREET, CRANBOURNE EAST VIC 3977	\$683,000	05/02/2026
14 BRITTLE GUM ROAD, CRANBOURNE EAST VIC 3977	\$680,000	28/11/2025
16 CRITERION WAY, CRANBOURNE EAST VIC 3977	\$657,000	04/11/2025

This Statement of Information was prepared on: 26/02/2026