

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10 Joplin Close Cranbourne East, 3977
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Indicative selling price

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

Range between	\$870,000 & \$930,000
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Median sale price

Median price	\$767,500	Property Type	HOUSE	Suburb	CRANBOURNE EAST
Period - From	15-Feb-2025	to	13-Feb-2026	Source	REA

Comparable property sales

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
1	13 Eliburn Drive, Cranbourne East, Vic 3977	\$940,000	11-Feb-2026
2	45 Camaro Drive, Cranbourne East, Vic 3977	\$882,500	20-Jan-2026
3	39 Waterloo Road, Cranbourne East, Vic 3977	\$950,000	12-Jan-2026

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