

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

47 Patrobas Loop, Cranbourne East, VIC 3977

Indicative selling price

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

Price Range

\$690,000

&

\$750,000

Median sale price

Median price

\$767,500

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
45 CRITERION WAY, CRANBOURNE EAST VIC 3977	\$750,000	21/11/2025
8 PATROBAS LOOP, CRANBOURNE EAST VIC 3977	\$735,000	22/12/2025
29 GUINEAS STREET, CRANBOURNE EAST VIC 3977	\$735,000	30/10/2025

This Statement of Information was prepared on: 13/02/2026