

## 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 ROYALOK CRESCENT 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

\$765,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Feb 2025

to

31 Jan 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

35 ROYALOK CRESCENT CRANBOURNE EAST VIC 3977	\$816,500	28-Nov-25
15 SUNDEW AVENUE CRANBOURNE EAST VIC 3977	\$790,000	18-Aug-25
34 GEMMA STREET CRANBOURNE EAST VIC 3977	\$955,000	22-Nov-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.~~

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**35 ROYALOAK CRESCENT  
 CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$816,500** Sold Date **28-Nov-25**

Distance **0.07km**



**15 SUNDEW AVENUE  
 CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$790,000** Sold Date **18-Aug-25**

Distance **0.43km**



**34 GEMMA STREET CRANBOURNE  
 EAST VIC 3977**

 4  2  2

Sold Price <sup>RS</sup> **\$955,000** Sold Date **22-Nov-25**

Distance **0.19km**

RS = Recent sale      UN = Undisclosed Sale

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