

## 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

103 BOURBON 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

\$710,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

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

7 LANCE TERRACE CRANBOURNE EAST VIC 3977	\$745,000	14-Jun-25
5 ETHAN TERRACE CRANBOURNE EAST VIC 3977	\$773,500	11-Nov-25
18 RUPERT STREET CRANBOURNE EAST VIC 3977	\$770,000	08-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.~~

This Statement of Information was prepared on: 02 February 2026


**7 LANCE TERRACE CRANBOURNE  
EAST VIC 3977**
 4
  2
  2

Sold Price

**\$745,000**

Sold Date

**14-Jun-25**

Distance

**0.03km**

**5 ETHAN TERRACE CRANBOURNE  
EAST VIC 3977**
 4
  2
  2

Sold Price

**\$773,500**

Sold Date

**11-Nov-25**

Distance

**0.18km**

**18 RUPERT STREET CRANBOURNE  
EAST VIC 3977**
 4
  2
  2

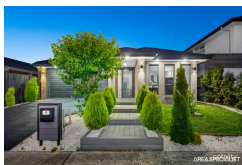
Sold Price

**\$770,000**

Sold Date

**08-Nov-25**

Distance

**0.21km**

**48 EZRA STREET CRANBOURNE  
EAST VIC 3977**
 4
  2
  2

Sold Price

**\$765,000**

Sold Date

**27-Nov-25**

Distance

**0.27km**

**24 STARLING STREET  
CRANBOURNE EAST VIC 3977**
 4
  2
  2

Sold Price

**\$790,000**

Sold Date

**28-Aug-25**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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