

STATEMENT OF INFORMATION

5 STRATHFIELD COURT, CRANBOURNE EAST, VIC 3977

PREPARED BY SAM NOOR, MCGRATH DONCASTER, PHONE: 0411 959 216



McGrath

McGrath

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 STRATHFIELD COURT, CRANBOURNE

4 2 2

Indicative Selling Price

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

Price Range: \$699,000 to \$766,000

Provided by: Sam Noor, McGrath Doncaster

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$750,000

01 April 2025 to 31 March 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3 WAYNE TCE, CRANBOURNE EAST, VIC 3977

4 2 2

Sale Price

\$735,000

Sale Date: 25/04/2026

Distance from Property: 303m



21 SUNDEW AVE, CRANBOURNE EAST, VIC

4 2 2

Sale Price

\$730,000

Sale Date: 04/02/2026

Distance from Property: 480m



26 MOSSEY CRES, CRANBOURNE EAST, VIC

3 2 1

Sale Price

***\$685,000**

Sale Date: 11/05/2026

Distance from Property: 550m



This report has been compiled on 15/06/2026 by McGrath Doncaster. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5 STRATHFIELD COURT, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range: \$699,000 to \$766,000

Median sale price

Median price \$750,000

Property type House

Suburb CRANBOURNE EAST

Period 01 April 2025 to 31 March 2026

Source 

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

3 WAYNE TCE, CRANBOURNE EAST, VIC 3977	\$735,000	25/04/2026
21 SUNDEW AVE, CRANBOURNE EAST, VIC 3977	\$730,000	04/02/2026
26 MOSSEY CRES, CRANBOURNE EAST, VIC 3977	*\$685,000	11/05/2026

This Statement of Information was prepared on: 15/06/2026