

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

12 SHELburn WAY CRANBOURNE EAST VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$799,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,500

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2025

to

30 Apr 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

45 BATHGATE CRESCENT CRANBOURNE EAST VIC 3977	\$836,455	18-Mar-25
144 ELMSLIE DRIVE CRANBOURNE EAST VIC 3977	\$805,000	12-Nov-25
7 MOSSBANK ROAD CRANBOURNE EAST VIC 3977	\$800,000	16-Feb-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: 21 May 2026


**45 BATHGATE CRESCENT
CRANBOURNE EAST VIC 3977**
 4  2  2

Sold Price

\$836,455

Sold Date

18-Mar-25

Distance

0.03km

**144 ELMSLIE DRIVE CRANBOURNE
EAST VIC 3977**
 4  2  2

Sold Price

\$805,000

Sold Date

12-Nov-25

Distance

0.32km

**7 MOSSBANK ROAD
CRANBOURNE EAST VIC 3977**
 4  2  2

Sold Price

\$800,000

Sold Date

16-Feb-25

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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