

## 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

22 MOSSEY 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$743,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Apr 2025

to

31 Mar 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 3 OMEARA CRESCENT CRANBOURNE EAST VIC 3977     | \$720,000 | 15-Dec-25 |
| 39 ROYALLOAK CRESCENT CRANBOURNE EAST VIC 3977 | \$715,000 | 27-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: 20 April 2026



## 3 OMEARA CRESCENT CRANBOURNE EAST VIC 3977

3 2 2

Sold Price **\$720,000** Sold Date **15-Dec-25**

Distance **0.31km**



## 39 ROYALOK CRESCENT CRANBOURNE EAST VIC 3977

3 2 2

Sold Price **\$715,000** Sold Date **27-Nov-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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