

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 Yammerbook Way, Cranbourne East, VIC 3977

Indicative selling price

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

Single Price

\$1,000,000

Median sale price

Median price NA Property Type House Suburb Cranbourne East (3977)

Period - From 07/05/2026 to 07/05/2026 Source PriceFinder

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are two 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
4 MOUNTAINVIEW BOULEVARD, CRANBOURNE NORTH VIC 3977	\$950,000	09/04/2026
14 MONMOUTH ROAD, CRANBOURNE EAST VIC 3977	\$949,000	21/03/2026

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 six months.

This Statement of Information was prepared on: 08/05/2026