

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

23 Stone Hill Circuit, Cranbourne East Vic 3977

Indicative selling price

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

Range between \$840,000 & \$920,000

Median sale price

Median price \$785,000 Property Type House Suburb Cranbourne East

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 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
1	24 Emmer Green Ret CRANBOURNE EAST 3977	\$895,000	04/03/2026
2	54 Genevieve Cirt CRANBOURNE EAST 3977	\$858,200	14/11/2025
3	1 Almondbank Rd CRANBOURNE EAST 3977	\$908,000	08/11/2025

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 six months.~~

This Statement of Information was prepared on:

16/04/2026 09:58



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Property Type: House (Res)

Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$920,000

Median House Price

March quarter 2026: \$785,000

Comparable Properties



24 Emmer Green Ret CRANBOURNE EAST 3977 (REI)

Agent Comments

4 2 2

Price: \$895,000

Method: Private Sale

Date: 04/03/2026

Property Type: House

Land Size: 675 sqm approx



54 Genevieve Cirt CRANBOURNE EAST 3977 (REI/VG)

Agent Comments

5 2 2

Price: \$858,200

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 512 sqm approx



1 Almondbank Rd CRANBOURNE EAST 3977 (REI/VG)

Agent Comments

4 2 2

Price: \$908,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 504 sqm approx

Account - Besser & Co EA | P: 03 9531 1000



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