

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	3 Cobain Way, Cranbourne East VIC 3977
Title / Plan	Lot 102 on Plan of Subdivision PS827126R
Property type	Vacant residential land
Land area	350m ² approx.
Dimensions	14m x 25m approx.
Indicative selling price	\$465,000 – \$480,000

Median sale price

Median price	\$750,000
Property type	House
Suburb	Cranbourne East VIC 3977
Period	August 2025 – July 2026
Source	realestate.com.au suburb profile

For vacant residential land intended for residential development, the suburb house median is provided as the applicable residential median reference.

Comparable property sales

Address of comparable property	Price	Date of sale
Lot 512, Kieffer Circuit, Cranbourne East VIC 3977	\$476,000	20 August 2026
Lot 523, Kieffer Circuit, Cranbourne East VIC 3977	\$474,000	13 August 2026
Lot 521, Kieffer Circuit, Cranbourne East VIC 3977	\$474,000	25 June 2026

Comparable sales basis: The comparable sales selected are recent residential land sales in Cranbourne East and are considered by the agent to be the most comparable available sales for assessing the indicative selling price, having regard to land size, frontage, location and residential development potential.

Important: This Statement of Information must be read together with the Contract of Sale and any applicable Vendor Statement. Buyers should make their own enquiries regarding planning, building requirements, easements, covenants, building envelopes, estate design guidelines and other restrictions affecting the land.

This Statement of Information was prepared on: **1 September 2026**

Agent: Fortune Realtors **Licensed Estate Agent:** Sid Sethi **Phone:** 0493 369 677
consumer.vic.gov.au