

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

6 HARGOOD PLACE 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

\$699,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Mar 2025

to

28 Feb 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

8 PATROBAS LOOP CRANBOURNE EAST VIC 3977	\$735,000	29-Nov-25
4 COLACHISE PLACE CRANBOURNE EAST VIC 3977	\$743,000	16-Feb-26
45 CRITERION WAY CRANBOURNE EAST VIC 3977	\$750,000	17-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: 24 March 2026



8 PATROBAS LOOP CRANBOURNE EAST VIC 3977 Sold Price **\$735,000** Sold Date **29-Nov-25**

 4  2  2

Distance **0.35km**



4 COLACHISE PLACE CRANBOURNE EAST VIC 3977 Sold Price ^{RS} **\$743,000** Sold Date **16-Feb-26**

 4  2  2

Distance **1.06km**



45 CRITERION WAY CRANBOURNE EAST VIC 3977 Sold Price **\$750,000** Sold Date **17-Nov-25**

 4  2  2

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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