

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

7 TINNADICE ROAD 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

\$693,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2025

to

31 Jul 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

7 LANGSIDE GROVE CRANBOURNE EAST VIC 3977	\$755,000	08-Oct-25
10 ANNABELLA STREET CRANBOURNE EAST VIC 3977	\$740,000	14-Feb-25
41 LINEHAM DRIVE CRANBOURNE EAST VIC 3977	\$740,000	03-Jul-26

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: 13 August 2026



7 LANGSIDE GROVE CRANBOURNE EAST VIC 3977

 4  2  2

Sold Price **\$755,000** Sold Date **08-Oct-25**

Distance **0.08km**



10 ANNABELLA STREET CRANBOURNE EAST VIC 3977

 3  2  2

Sold Price **\$740,000** Sold Date **14-Feb-25**

Distance **0.25km**



41 LINEHAM DRIVE CRANBOURNE EAST VIC 3977

 4  2  2

Sold Price ^{RS} **\$740,000** Sold Date **03-Jul-26**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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