

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

1 SHADI COURT CRANBOURNE WEST 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Cranbourne West

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

8 SHADI COURT CRANBOURNE WEST VIC 3977	\$660,000	09-Jul-26
12 NATALIE COURT CRANBOURNE WEST VIC 3977	\$695,100	27-Apr-26
66 WILLORA CRESCENT CRANBOURNE WEST VIC 3977	\$725,000	21-Apr-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: 18 August 2026


**8 SHADI COURT CRANBOURNE
WEST VIC 3977**

 3
  1
  -

Sold Price

\$660,000

Sold Date

09-Jul-26

Distance

0.08km

**12 NATALIE COURT CRANBOURNE
WEST VIC 3977**

 3
  1
  1

Sold Price

\$695,100

Sold Date

27-Apr-26

Distance

0.35km

**66 WILLORA CRESCENT
CRANBOURNE WEST VIC 3977**

 3
  1
  4

Sold Price

\$725,000

Sold Date

21-Apr-26

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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