

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

11 HELENSBURCH PASSAGE 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

\$565,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

13 HELENSBURCH PASSAGE CRANBOURNE WEST VIC 3977	\$587,000	17-Oct-24
7 LUMEAH DRIVE CRANBOURNE WEST VIC 3977	\$580,000	14-Nov-24
35 FAOLAN WAY CRANBOURNE WEST VIC 3977	\$655,000	12-Sep-24

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: 05 March 2025



**13 HELENSBURCH PASSAGE
CRANBOURNE WEST VIC 3977**

 3  2  2

Sold Price **\$587,000** Sold Date **17-Oct-24**

Distance **0.01km**

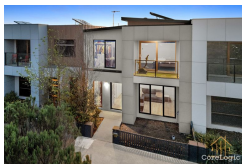


**7 LUMEAH DRIVE CRANBOURNE
WEST VIC 3977**

 3  2  1

Sold Price **\$580,000** Sold Date **14-Nov-24**

Distance **0.13km**



**35 FAOLAN WAY CRANBOURNE
WEST VIC 3977**

 3  2  2

Sold Price **\$655,000** Sold Date **12-Sep-24**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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