## 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

117 HAYTON PARK BOULEVARD 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 \$530,000 & \$570,000	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$700,000	Prop	erty type	House		Suburb	Cranbourne West
Period-from	01 Oct 2024	to	30 Sep 2025		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
119 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977	\$555,000	10-Sep-25
16 ALARAH BOULEVARD CRANBOURNE WEST VIC 3977	\$599,000	14-Jul-25
20 YUKON AVENUE CRANBOURNE WEST VIC 3977	\$615,500	24-Apr-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: 16 October 2025





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119 HAYTON PARK BOULEVARD **CRANBOURNE WEST VIC 3977** 

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₾ 1

₽ 2

Sold Price

RS \$555,000 Sold Date 10-Sep-25

Distance

0km



16 ALARAH BOULEVARD **CRANBOURNE WEST VIC 3977** 

\$ 2

Sold Price

\$599,000 Sold Date 14-Jul-25

Distance

0.19km



20 YUKON AVENUE CRANBOURNE Sold Price WEST VIC 3977

**\$615,500** Sold Date **24-Apr-25** 

■ 3

**□** 2

**■** 3

₽ 2

\$ 2

Distance

0.26km

**RS** = Recent sale

UN = Undisclosed Sale

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