

## 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

14 QUARTERS BOULEVARD CRANBOURNE WEST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2024

to

31 Oct 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

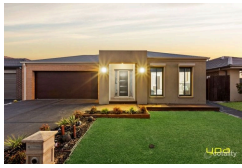
Date of sale

6 WATFORD AVENUE CRANBOURNE WEST VIC 3977	\$865,000	05-Apr-25
16 RANFURLIE BOULEVARD CRANBOURNE WEST VIC 3977	\$850,000	17-Jun-25
78 ALARAH BOULEVARD CRANBOURNE WEST VIC 3977	\$850,000	22-Aug-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: 29 November 2025


**6 WATFORD AVENUE  
CRANBOURNE WEST VIC 3977**
 4  2  2

 Sold Price **\$865,000** Sold Date **05-Apr-25**

 Distance **0.22km**

**16 RANFURLIE BOULEVARD  
CRANBOURNE WEST VIC 3977**
 4  2  2

 Sold Price **\$850,000** Sold Date **17-Jun-25**

 Distance **1.71km**

**78 ALARAH BOULEVARD  
CRANBOURNE WEST VIC 3977**
 4  2  2

 Sold Price Sold Date **22-Aug-25**

 Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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