## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е							
Address Including suburb and postcode	16 LUMEAH DRIVE CRANBOURNE WEST VIC 3977							
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.a	au/underquot	ing (*E	Delete single price	e or range	as a	applicable)
Single Price		or range between		\$595,000	&	\$655,000		
Median sale price (*Delete house or unit as applicable)								
Median Price	\$523,000	Property type Ur		Unit	Suburb Cranbourne West			
Period-from	01 Oct 2024	to	30 Sep 2	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 estate agent or agent's representative considers to be most comparable to Address of comparable property								
OR					'			

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: 09 October 2025



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