

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

2 BOLWARRA 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property 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

6 GIDGEE COURT CRANBOURNE WEST VIC 3977	\$793,000	08-Aug-25
23 LINDA DRIVE CRANBOURNE WEST VIC 3977	\$780,000	27-Jan-25
11 DEAN COURT CRANBOURNE WEST VIC 3977	\$790,000	04-Jun-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: 06 October 2025



6 GIDGEE COURT CRANBOURNE WEST VIC 3977

 5  2  3

Sold Price **\$793,000** Sold Date **08-Aug-25**

Distance **0.26km**



23 LINDA DRIVE CRANBOURNE WEST VIC 3977

 5  2  2

Sold Price **\$780,000** Sold Date **27-Jan-25**

Distance **1km**



11 DEAN COURT CRANBOURNE WEST VIC 3977

 5  2  2

Sold Price **\$790,000** Sold Date **04-Jun-25**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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