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	26 Alarah Boulevard, Cranbourne West, VIC 3977
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$88	39,000	&	\$977,900
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Median sale price

Median price	\$690,000		Property Typ	e Hous	е	Suburb	Cranbourne West (3977)
Period - From	01/07/2025	to	30/06/2025	Source	Proptrack		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
8 ERINDALE STREET, CRANBOURNE WEST VIC 3977	\$900,000	12/05/2025
20 RED MAPLE DRIVE, CRANBOURNE WEST VIC 3977	\$950,000	30/01/2025
4 QUEENSBERRY STREET, CRANBOURNE WEST VIC 3977	\$935,000	29/01/2025

This Statement of Information was prepared on:	09/07/2025