

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

3 ERINDALE STREET 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

\$870,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Dec 2024

to

30 Nov 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

12 BEST STREET CRANBOURNE WEST VIC 3977	\$950,000	03-Aug-15
59 ATLAS DRIVE CRANBOURNE WEST VIC 3977	\$865,000	29-Jan-25
44 LEMON GROVE CRANBOURNE WEST VIC 3977	\$850,000	20-Nov-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: 02 December 2025



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**12 BEST STREET CRANBOURNE
WEST VIC 3977**

4 2 2

Sold Price **\$950,000** Sold Date **03-Aug-15**

Distance **0.85km**



**59 ATLAS DRIVE CRANBOURNE
WEST VIC 3977**

4 2 2

Sold Price **\$865,000** Sold Date **29-Jan-25**

Distance **0.52km**



**44 LEMON GROVE CRANBOURNE
WEST VIC 3977**

4 2 2

Sold Price ^{RS} **\$850,000** Sold Date **20-Nov-25**

Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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