

# 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 47 Copernicus Circuit, 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)

Price Range

\$729,000

&

\$779,000

### Median sale price

Median price

\$690,000

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/07/2025

to

30/06/2025

Source

PropTrack

### Comparable property sales

A 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
49 AVONBURY CIRCUIT, CRANBOURNE WEST VIC 3977	\$755,000	19/05/2025
18 COPERNICUS CIRCUIT, CRANBOURNE WEST VIC 3977	\$730,000	13/05/2025
14 GOWRIE PLACE, CRANBOURNE WEST VIC 3977	\$752,000	16/02/2025

This Statement of Information was prepared on: 04/07/2025