

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

6 CHLOE 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

\$705,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

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

44 MERRIBAH WAY CRANBOURNE WEST VIC 3977	\$715,000	11-Aug-25
14 BERNBOROUGH AVENUE CRANBOURNE WEST VIC 3977	\$710,000	12-Jun-25
20 MERRIBAH WAY CRANBOURNE WEST VIC 3977	\$722,500	19-Jul-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: 14 October 2025



**44 MERRIBAH WAY CRANBOURNE
WEST VIC 3977**

Sold Price

\$715,000

Sold Date

11-Aug-25

 3

 2

 2

Distance

0.08km



**14 BERNBOROUGH AVENUE
CRANBOURNE WEST VIC 3977**

Sold Price

\$710,000

Sold Date

12-Jun-25

 3

 2

 2

Distance

0.15km



**20 MERRIBAH WAY CRANBOURNE
WEST VIC 3977**

Sold Price

\$722,500

Sold Date

19-Jul-25

 3

 2

 2

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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