

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

9 Sharyn Street, Cranbourne West Vic 3977

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$705,000 Property Type House Suburb Cranbourne West

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 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
1	25 Stephellen Way CRANBOURNE WEST 3977	\$670,000	16/09/2025
2	19 Montrose Way CRANBOURNE WEST 3977	\$650,500	20/05/2025
3			

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 six months.~~

This Statement of Information was prepared on: 18/09/2025 13:43



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Property Type: House (Res)
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$660,000
Median House Price
Year ending June 2025: \$705,000

Comparable Properties

25 Stephellen Way CRANBOURNE WEST 3977 (REI)

[Agent Comments](#)

3 2 3

Price: \$670,000
Method:
Date: 16/09/2025
Property Type: House

19 Montrose Way CRANBOURNE WEST 3977 (REI)

[Agent Comments](#)

3 2 1

Price: \$650,500
Method:
Date: 20/05/2025
Property Type: House

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 six months.

