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	28 SCOTLAND CIRCUIT 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	$1,000,000	&	$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$687,500	Property type	House	Suburb	Cranbourne West
Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic

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
68 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977	$965,000	13-Oct-24
3 HESSIAN PLACE CRANBOURNE WEST VIC 3977	$800,000	28-Dec-24
91 STRATHLEA DRIVE CRANBOURNE WEST VIC 3977	$790,000	31-Oct-24

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: 28 February 2025

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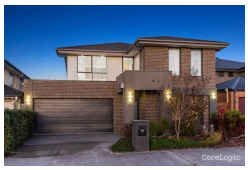

68 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977

4 3 2

Sold Price **$965,000** Sold Date **13-Oct-24**

Distance **0.41km**

3 HESSIAN PLACE CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$800,000** Sold Date **28-Dec-24**

Distance **0.05km**

91 STRATHLEA DRIVE CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$790,000** Sold Date **31-Oct-24**

Distance **0.18km**

93 STRATHLEA DRIVE CRANBOURNE WEST VIC 3977

3 2 2

Sold Price RS **$620,000** Sold Date **20-Feb-25**

Distance **0.21km**

13 JOHN RUSSELL ROAD CRANBOURNE WEST VIC 3977

5 2 2

Sold Price **$870,000** Sold Date **20-Dec-24**

Distance **0.21km**

16 BALLYMARANG CHASE CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$778,000** Sold Date **04-Oct-24**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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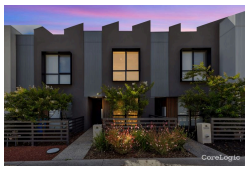

88 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977

2 2 1

Sold Price RS $515,000 Sold Date 09-Feb-25

Distance 0.33km

13 HELENSBURCH PASSAGE CRANBOURNE WEST VIC 3977

3 2 2

Sold Price $587,000 Sold Date 17-Oct-24

Distance 0.35km

9 OTTAWA WALK CRANBOURNE WEST VIC 3977

3 2 2

Sold Price RS $590,000 Sold Date 25-Jan-25

Distance 0.36km

32 JOHN RUSSELL ROAD CRANBOURNE WEST VIC 3977

4 2 2

Sold Price $855,000 Sold Date 21-Oct-24

Distance 0.38km

27 PANAMA ROAD CRANBOURNE WEST VIC 3977

3 2 1

Sold Price RS $615,000 Sold Date 20-Dec-24

Distance 0.41km

4 ALICE MARY ROAD CRANBOURNE WEST VIC 3977

4 2 2

Sold Price - Sold Date 14-Sep-24

Distance 0.43km

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60 FINTONA CRESCENT CRANBOURNE WEST VIC 3977

3 2 2

Sold Price RS UN - Sold Date **14-Jan-25**

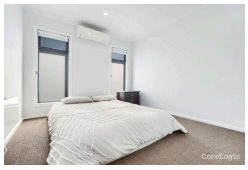
Distance **0.44km**

63 VERVE CIRCUIT CRANBOURNE WEST VIC 3977

2 1 1

Sold Price **$510,000** Sold Date **08-Jan-25**

Distance **0.45km**



7 LUMEAH DRIVE CRANBOURNE WEST VIC 3977

3 2 1

Sold Price **$580,000** Sold Date **14-Nov-24**

Distance **0.46km**

20 PANAMA ROAD CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$820,000** Sold Date **03-Dec-24**

Distance **0.47km**

51 VERVE CIRCUIT CRANBOURNE WEST VIC 3977

2 1 1

Sold Price **$465,000** Sold Date **01-Nov-24**

Distance **0.49km**

12 VERVE CIRCUIT CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$825,000** Sold Date **24-Dec-24**

Distance **0.5km**

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32 ERINDALE STREET CRANBOURNE WEST VIC 3977

4 2 2

Sold Price RS $818,000 Sold Date 17-Jan-25

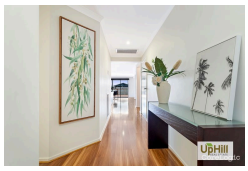
Distance 0.52km

7 NAVARRE DRIVE CRANBOURNE WEST VIC 3977

4 2 -

Sold Price - Sold Date 09-Nov-24

Distance 0.61km



10 RANFURLIE BOULEVARD CRANBOURNE WEST VIC 3977

4 2 2

Sold Price $750,000 Sold Date 03-Jan-25

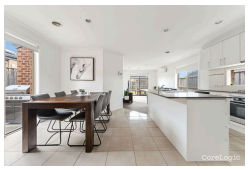
Distance 0.61km

9 MAYFLOWER DRIVE CRANBOURNE WEST VIC 3977

3 2 2

Sold Price RS $667,000 Sold Date 02-Dec-24

Distance 0.61km



17 CROWE AVENUE CRANBOURNE WEST VIC 3977

3 2 1

Sold Price $647,000 Sold Date 25-Sep-24

Distance 0.64km

35 FAOLAN WAY CRANBOURNE WEST VIC 3977

3 2 2

Sold Price $655,000 Sold Date 12-Sep-24

Distance 0.66km

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80 ALARAH BOULEVARD CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$770,000** Sold Date **21-Nov-24**

Distance **0.69km**

9 KLASS ROAD CRANBOURNE VIC 3977

4 2 2

Sold Price RS **$830,000** Sold Date **03-Feb-25**

Distance **0.69km**

36 BOUTIQUE LANE CRANBOURNE WEST VIC 3977

2 1 1

Sold Price **$482,000** Sold Date **26-Sep-24**

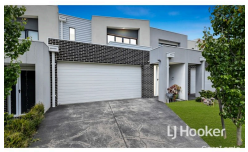
Distance **0.7km**

12 MAYDAY DRIVE CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$600,000** Sold Date **09-Nov-24**

Distance **0.71km**



119 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

3 2 2

Sold Price RS UN **-** Sold Date **04-Jan-25**

Distance **0.72km**

122 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

3 2 2

Sold Price **$625,000** Sold Date **29-Nov-24**

Distance **0.72km**

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24 SPARROW STREET CRANBOURNE VIC 3977
4 2 2
Sold Price **$838,000** Sold Date **05-Sep-24**
Distance **0.74km**

29 STATHAM VIEW CRANBOURNE WEST VIC 3977
4 2 2
Sold Price **$810,000** Sold Date **17-Oct-24**
Distance **0.76km**

13 EMU BUSH DRIVE CRANBOURNE WEST VIC 3977
3 2 2
Sold Price **$730,000** Sold Date **25-Nov-24**
Distance **0.78km**

10 HASSETT LANE CRANBOURNE WEST VIC 3977
4 2 2
Sold Price **$750,000** Sold Date **08-Nov-24**
Distance **0.79km**

12 YALTARA CLOSE CRANBOURNE WEST VIC 3977
3 1 2
Sold Price **$660,000** Sold Date **21-Sep-24**
Distance **0.79km**

5 RED MAPLE DRIVE CRANBOURNE WEST VIC 3977
4 2 2
Sold Price **$990,000** Sold Date **04-Sep-24**
Distance **0.83km**

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64 SPARROW STREET CRANBOURNE VIC 3977

4 2 -

Sold Price **$850,000** Sold Date **27-Nov-24**

Distance **0.83km**

72 SPARROW STREET CRANBOURNE VIC 3977

5 3 2

Sold Price **$940,000** Sold Date **24-Sep-24**

Distance **0.83km**

10 CAROLINE CRESCENT CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$660,000** Sold Date **19-Dec-24**

Distance **0.84km**

6 MCGUIGAN DRIVE CRANBOURNE WEST VIC 3977

4 2 3

Sold Price **$650,000** Sold Date **19-Nov-24**

Distance **0.86km**

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