

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



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**

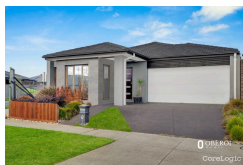


91 STRATHLEA DRIVE CRANBOURNE WEST VIC 3977

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**

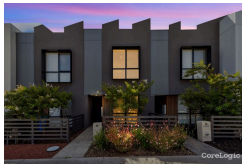
Distance **0.25km**

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

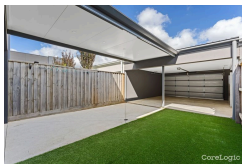
\$587,000

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

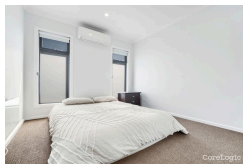
2 1 1

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

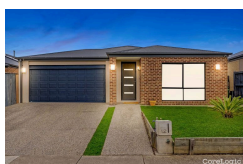
2 1 1

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

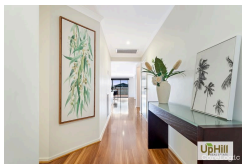
-

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

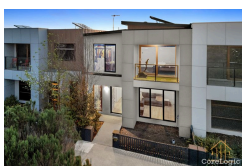
\$647,000

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 KCLASS 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

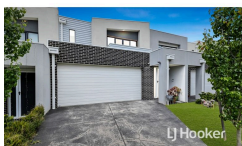
\$600,000

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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