Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	12 HEBRIDES CLOSE 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	$590,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$557,500	Property type	Unit	Suburb	Cranbourne West
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
138 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	$625,000	28-Mar-26
8 DENISTOUN CRESCENT CRANBOURNE VIC 3977	$670,000	25-Mar-26
116 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	$571,000	20-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 29 September 2026

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138 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

3 2 1

Sold Price **$625,000** Sold Date **28-Mar-26**

Distance **0.81km**

8 DENISTOUN CRESCENT CRANBOURNE VIC 3977

3 2 2

Sold Price **$670,000** Sold Date **25-Mar-26**

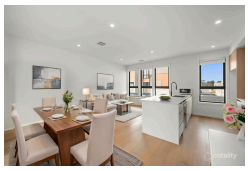
Distance **1.28km**

116 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

3 2 2

Sold Price **$571,000** Sold Date **20-May-26**

Distance **0.81km**



8 OTTAWA WALK CRANBOURNE WEST VIC 3977

3 2 2

Sold Price RS **$585,000** Sold Date **12-Jun-26**

Distance **0.67km**

41 CREEKVIEW WAY CRANBOURNE WEST VIC 3977

3 2 2

Sold Price **$600,000** Sold Date **03-Apr-26**

Distance **0.92km**

46 MYRTLE WALK CRANBOURNE WEST VIC 3977

3 2 2

Sold Price Sold Date **04-May-26**

Distance **1.35km**

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

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22 LUMEAH DRIVE CRANBOURNE WEST VIC 3977

3 2 2

Sold Price RS $590,000 Sold Date 03-Sep-26

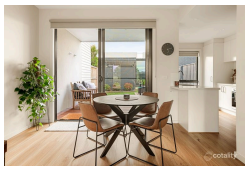
Distance 0.19km

12 ALARAH BOULEVARD CRANBOURNE WEST VIC 3977

3 2 2

Sold Price $620,000 Sold Date 03-Jul-26

Distance 0.56km

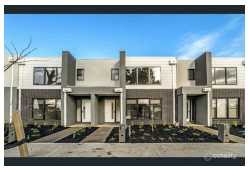


29 CREEKVIEW WAY CRANBOURNE WEST VIC 3977

3 2 2

Sold Price $640,000 Sold Date 19-May-26

Distance 0.92km



18 MCCOMB LANE CRANBOURNE VIC 3977

3 2 2

Sold Price $599,999 Sold Date 18-Aug-26

Distance 0.81km

28 MYRTLE WALK CRANBOURNE WEST VIC 3977

3 2 2

Sold Price $620,000 Sold Date 07-May-26

Distance 1.35km

12 MCCOMB LANE CRANBOURNE VIC 3977

3 2 2

Sold Price $615,000 Sold Date 28-Jul-26

Distance 0.81km

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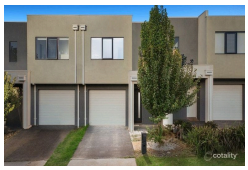

135 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

3 2 1

Sold Price RS $580,000 Sold Date 16-Jul-26

Distance 0.81km

8 QUEENIE WAY CRANBOURNE WEST VIC 3977

3 2 1

Sold Price $555,000 Sold Date 09-Jul-26

Distance 0.48km

14 PEBBLEBEACH PATH CRANBOURNE VIC 3977

3 2 2

Sold Price RS $620,000 Sold Date 09-Jul-26

Distance 0.81km

7 CULTURA WALK CRANBOURNE WEST VIC 3977

4 3 2

Sold Price $605,000 Sold Date 31-Jul-26

Distance 1.39km

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