

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 BRIDPORT STREET 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

\$869,000

&

\$939,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Aug 2024

to

31 Jul 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

26 ALARAH BOULEVARD CRANBOURNE WEST VIC 3977	\$935,000	05-Aug-25
8 ERINDALE STREET CRANBOURNE WEST VIC 3977	\$900,000	12-May-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: 06 August 2025


**26 ALARAH BOULEVARD
CRANBOURNE WEST VIC 3977**

 4
  2
  2

Sold Price

^{RS}
\$935,000

Sold Date

05-Aug-25

Distance

1.1km

**8 ERINDALE STREET
CRANBOURNE WEST VIC 3977**

 4
  2
  2

Sold Price

\$900,000

Sold Date

12-May-25

Distance

1.32km
RS = Recent sale

UN = Undisclosed Sale

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