

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

5/107-109 BREENS ROAD 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

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Cranbourne West

Period-from

01 Jun 2024

to

31 May 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

8/95-101 BREENS ROAD CRANBOURNE WEST VIC 3977

\$465,000

04-Feb-25

1/104 DUFF STREET CRANBOURNE VIC 3977

\$490,000

20-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: 07 June 2025



**8/95-101 BREENS ROAD
CRANBOURNE WEST VIC 3977**

 2  1  1

Sold Price **\$465,000** Sold Date **04-Feb-25**

Distance **0.11km**



**1/104 DUFF STREET CRANBOURNE
VIC 3977**

 2  1  1

Sold Price ^{RS} **\$490,000** Sold Date **20-May-25**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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