

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

16 LUMEAH DRIVE 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

\$619,900

&

\$669,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2024

to

30 Jun 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

123 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977	\$625,000	13-Mar-25
101 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977	\$635,000	30-Jan-25
15 CREEKVIEW WAY CRANBOURNE WEST VIC 3977	\$610,000	24-Apr-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: 29 July 2025

Naval Aulakh
P 1300 255 283
M 0401 489 262
E naval.aulakh@allavenues.com.au



**123 HAYTON PARK BOULEVARD
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **\$625,000** Sold Date **13-Mar-25**

Distance **0.46km**



**101 HAYTON PARK BOULEVARD
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **\$635,000** Sold Date **30-Jan-25**

Distance **0.52km**



**15 CREEKVIEW WAY
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **\$610,000** Sold Date **24-Apr-25**

Distance **1.03km**

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

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