

Statement of Information



Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 22 YUKON AVENUE

Suburb: CRANBOURNE WEST

State: VIC

Postcode: 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 and \$ 640,000

Median sale price

Median price: \$ 695,000

Property type: House

Suburb: Cranbourne West

Period - From: 07 / 02 / 2025 to: 07 / 08 / 2025 Source: Property Data

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 six 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
1	16 Wanstead Way, Cranbourne West	\$ 630,500	22 / 05 / 2025
2	18 Creekview Way, Cranbourne West	\$ 614,500	15 / 05 / 2025
3	101 Hayton Park, Boulevard, Cranbourne West	\$ \$635,000	07 / 02 / 2025

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 six months.

This Statement of Information was prepared on: 07 August 2025