

## 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

4 DICKENS STREET CRANBOURNE WEST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$925,000

&

\$965,000

### 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 4 QUEENSBERRY STREET CRANBOURNE WEST VIC 3977 | \$935,000 | 29-Jan-25 |
| 54 SCOTLAND CIRCUIT CRANBOURNE WEST VIC 3977  | \$960,000 | 12-Jul-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: 01 August 2025


**4 QUEENSBERRY STREET  
CRANBOURNE WEST VIC 3977**

 4
  2
  2

Sold Price **\$935,000** Sold Date **29-Jan-25**

Distance **0.27km**


**54 SCOTLAND CIRCUIT  
CRANBOURNE WEST VIC 3977**

 4
  2
  2

Sold Price <sup>RS</sup> **\$960,000** Sold Date **12-Jul-25**

Distance **1.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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