

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

1 POLSON WAY 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2025

to

31 May 2026

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

| | | |
|---|-----------|-----------|
| 5 POLSON WAY CRANBOURNE WEST VIC 3977 | \$740,000 | 06-Jun-26 |
| 21 FERGUS LANE CRANBOURNE WEST VIC 3977 | \$745,000 | 12-Feb-26 |
| 11 POWELL WAY CRANBOURNE WEST VIC 3977 | \$845,000 | 31-Mar-26 |

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: 22 June 2026



**5 POLSON WAY CRANBOURNE
WEST VIC 3977**

4 3 4

Sold Price

^{RS}

\$740,000

Sold Date

06-Jun-26

Distance

0.01km



**21 FERGUS LANE CRANBOURNE
WEST VIC 3977**

3 3 6

Sold Price

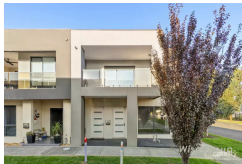
\$745,000

Sold Date

12-Feb-26

Distance

0.03km



**11 POWELL WAY CRANBOURNE
WEST VIC 3977**

5 2 4

Sold Price

\$845,000

Sold Date

31-Mar-26

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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