

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

8 MICHAELIA CLOSE 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

\$785,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,250

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2025

to

30 Jun 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

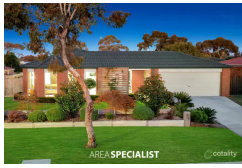
Date of sale

8 JASA CRESCENT CRANBOURNE WEST VIC 3977	\$792,000	02-Jun-25
8 SERRATA STREET CRANBOURNE WEST VIC 3977	\$808,000	18-Feb-26
20 STEPHELLEN WAY CRANBOURNE WEST VIC 3977	\$832,780	02-Apr-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: 10 July 2026


**8 JASA CRESCENT CRANBOURNE
WEST VIC 3977**
 4  2  2

Sold Price

\$792,000

Sold Date

02-Jun-25

Distance

0.12km

**8 SERRATA STREET CRANBOURNE
WEST VIC 3977**
 4  2  2

Sold Price

\$808,000

Sold Date

18-Feb-26

Distance

0.22km

**20 STEPHELLEN WAY
CRANBOURNE WEST VIC 3977**
 5  3  2

Sold Price

\$832,780

Sold Date

02-Apr-26

Distance

0.32km

**16 JAYE PLACE CRANBOURNE
WEST VIC 3977**
 4  2  2

Sold Price

^{RS} **\$791,500**

Sold Date

09-Feb-26

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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