

## 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

2 BOLWARRA COURT 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

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Oct 2024

to

30 Sep 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 6 GIDGEE COURT CRANBOURNE WEST VIC 3977 | \$793,000 | 08-Aug-25 |
| 23 LINDA DRIVE CRANBOURNE WEST VIC 3977 | \$780,000 | 27-Jan-25 |
| 11 DEAN COURT CRANBOURNE WEST VIC 3977  | \$790,000 | 04-Jun-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: 06 October 2025



**6 GIDGEE COURT CRANBOURNE  
 WEST VIC 3977**

 5  2  3

Sold Price

**\$793,000**

Sold Date **08-Aug-25**

Distance **0.26km**



**23 LINDA DRIVE CRANBOURNE  
 WEST VIC 3977**

 5  2  2

Sold Price

**\$780,000**

Sold Date **27-Jan-25**

Distance **1km**



**11 DEAN COURT CRANBOURNE  
 WEST VIC 3977**

 5  2  2

Sold Price

**\$790,000**

Sold Date **04-Jun-25**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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