

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 33 John Russell Road, Cranbourne West, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$870,000

&

\$940,000

Median sale price

Median price

\$722,500

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/04/2025

to

31/03/2026

Source

PropTrack

Comparable property sales

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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
55 JOHN RUSSELL ROAD, CRANBOURNE WEST VIC 3977	\$915,500	13/01/2026
3 TRUMPER LANE, CRANBOURNE WEST VIC 3977	\$915,000	14/12/2025
10 VERVE CIRCUIT, CRANBOURNE WEST VIC 3977	\$870,000	23/03/2026

This Statement of Information was prepared on: 27/04/2026