

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 19 Todd Court, Cranbourne West, VIC 3977

Indicative selling price

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

Price Range \$689,000 & \$749,000

Median sale price

Median price \$725,500 Property Type House Suburb Cranbourne West (3977)

Period - From 01/04/2025 to 31/03/2026 Source pricefinder

Comparable property sales

A 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
9 FISHBURN PLACE, CRANBOURNE WEST VIC 3977	\$740,000	02/03/2026
2 MALFOY MEWS, CRANBOURNE WEST VIC 3977	\$722,000	10/01/2026
24 GREENMANTLE CLOSE, CRANBOURNE WEST VIC 3977	\$730,000	20/11/2025

This Statement of Information was prepared on: 08/05/2026