

## 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 11 Bridport Street, 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)

Price Range

\$639,000

&

\$699,000

### 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

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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
14 CAROLINE CRESCENT, CRANBOURNE WEST VIC 3977	\$695,000	24/02/2026
2 ALLEMBY DRIVE, CRANBOURNE WEST VIC 3977	\$660,000	19/11/2025
2 ANIDALA PLACE, CRANBOURNE WEST VIC 3977	\$685,000	10/04/2026

This Statement of Information was prepared on: 01/05/2026