

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 12 Coral-Pea Way, Cranbourne West, VIC 3977

Indicative selling price

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

Price Range \$590,000 & \$640,000

Median sale price

Median price \$640,000 Property Type House Suburb Cranbourne West (3977)
Period - From 01/06/2025 to 31/05/2025 Source <https://www.realestate.com.au>

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
33 FAOLAN WAY, CRANBOURNE WEST VIC 3977	\$635,000	22/06/2025
16 WANSTEAD WAY, CRANBOURNE WEST VIC 3977	\$630,500	07/05/2025
9 OTTAWA WALK, CRANBOURNE WEST VIC 3977	\$590,000	25/01/2025

This Statement of Information was prepared on: 25/07/2025