

## 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

7 SCOTLAND CIRCUIT 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

\$685,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2025

to

31 May 2026

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 14 WILTON STREET CRANBOURNE WEST VIC 3977   | \$725,000 | 04-Jun-26 |
| 24 MAYFLOWER DRIVE CRANBOURNE WEST VIC 3977 | \$685,000 | 17-Apr-26 |
| 11 BRIDPORT STREET CRANBOURNE WEST VIC 3977 | \$725,000 | 28-May-26 |

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: 30 June 2026


**14 WILTON STREET CRANBOURNE  
WEST VIC 3977**

Sold Price

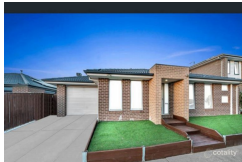
RS

**\$725,000**

Sold Date

**04-Jun-26**
 4
  2
  1

Distance

**0.51km**

**24 MAYFLOWER DRIVE  
CRANBOURNE WEST VIC 3977**

Sold Price

**\$685,000**

Sold Date

**17-Apr-26**
 4
  2
  2

Distance

**0.65km**

**11 BRIDPORT STREET  
CRANBOURNE WEST VIC 3977**

Sold Price

RS

**\$725,000**

Sold Date

**28-May-26**
 3
  2
  2

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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