

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

1/249-251 MONAHANS ROAD CRANBOURNE WEST VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jan 2025

to

31 Dec 2025

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

1/19-21 MACULATA DRIVE CRANBOURNE WEST VIC 3977	\$500,000	-
5/19-21 MACULATA DRIVE CRANBOURNE WEST VIC 3977	\$475,000	13-Mar-25
7/19-21 MACULATA DRIVE CRANBOURNE WEST VIC 3977	\$485,000	-

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.~~

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1/19-21 MACULATA DRIVE
CRANBOURNE WEST VIC 3977

- - 1

Sold Price **\$500,000** Sold Date -

Distance **1.06km**



5/19-21 MACULATA DRIVE
CRANBOURNE WEST VIC 3977

2 1 1

Sold Price **\$475,000** Sold Date **13-Mar-25**

Distance **1.06km**



7/19-21 MACULATA DRIVE
CRANBOURNE WEST VIC 3977

2 1 1

Sold Price **\$485,000** Sold Date -

Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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