

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 5/19-21 Maculata Drive, Cranbourne West Vic 3977

Indicative selling price

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

Range between \$470,000 & \$495,000

Median sale price

Median price \$576,000 Property Type Unit Suburb Cranbourne West

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 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
1	3/36 Codrington St CRANBOURNE 3977	\$500,000	11/02/2025
2	2/31 Willora Cr CRANBOURNE WEST 3977	\$482,000	17/01/2025
3	3/54 Taylor St CRANBOURNE 3977	\$485,000	04/12/2024

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 six months.~~

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Indicative Selling Price

\$470,000 - \$495,000

Median Unit Price

Year ending December 2024: \$576,000



Property Type:

Agent Comments

Comparable Properties



3/36 Codrington St CRANBOURNE 3977 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 11/02/2025

Property Type: Unit

Land Size: 150 sqm approx



2/31 Willora Cr CRANBOURNE WEST 3977 (REI/VG)

Agent Comments



Price: \$482,000

Method: Private Sale

Date: 17/01/2025

Property Type: Unit

Land Size: 273 sqm approx



3/54 Taylor St CRANBOURNE 3977 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 04/12/2024

Property Type: Unit

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