

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

96 FUSION CIRCUIT 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2024

to

31 Aug 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

10 MYRTLE WALK CRANBOURNE WEST VIC 3977	490000	22-Apr-25
90 FUSION CIRCUIT CRANBOURNE WEST VIC 3977	485000	31-May-25
16 WINDWARD LANE CRANBOURNE WEST VIC 3977	567000	01-May-25

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: 01 September 2025



Address: 96 Fusion Circuit CRANBOURNE WEST VIC 3977

Land Area: 70 SQM
Building Area: 89.55 SQM = 9.63 sq
Year Built: 2024

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10 MYRTLE WALK CRANBOURNE WEST VIC 3977	Sold Price	490000	Sold Date	22-Apr-25
2 2 1	Land Area	70 SQM	Distance	-
	Building Area	87.74 SQM = 9.43 sq		
	Year Built	2023		



90 FUSION CIRCUIT CRANBOURNE WEST VIC 3977	Sold Price	485000	Sold Date	31-May-25
2 2 1	Land Area	70 SQM	Distance	-
	Building Area	87.74 SQM = 9.43 sq		
	Year Built	2024		

16 WINDWARD LANE CRANBOURNE WEST VIC 3977	Sold Price	567000	Sold Date	01-May-25
2 2 1	Land Area	0 SQM	Distance	1.94km
	Building Area	101.03 SQM = 10.86 sq		
	Year Built	2014		

RS = Recent sale UN = Undisclosed Sale

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