

## 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 CALAIS CIRCUIT CRANBOURNE WEST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$599,000

&

\$658,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Aug 2024

to

31 Jul 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

|                                            |        |           |
|--------------------------------------------|--------|-----------|
| 4 TAPLAN CRESCENT CRANBOURNE WEST VIC 3977 | 692000 | 30-Jun-25 |
| 57 CALAIS CIRCUIT CRANBOURNE WEST VIC 3977 | 633000 | 02-Jun-25 |
| 16 CIRAI CRESCENT CRANBOURNE WEST VIC 3977 | 615000 | 03-Jul-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.

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**4 TAPLAN CRESCENT  
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **692000** Sold Date **30-Jun-25**

Distance **0.39km**



**57 CALAIS CIRCUIT CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price **633000** Sold Date **02-Jun-25**

Distance **0.29km**



**16 CIRAI CRESCENT CRANBOURNE  
WEST VIC 3977**

3 1 1

Sold Price **615000** Sold Date **03-Jul-25**

Distance **1.23km**

RS = Recent sale      UN = Undisclosed Sale

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