

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

9 ELANDRA WAY 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

\$719,950

or range
between

&

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

11 MAUREEN CLOSE CRANBOURNE WEST VIC 3977	\$675,000	29-May-25
47 NAVARRE DRIVE CRANBOURNE WEST VIC 3977	\$710,000	17-Apr-25
13 LADY PENRHYN CLOSE CRANBOURNE WEST VIC 3977	\$730,000	22-Aug-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: 02 September 2025



Peter Khamis
M 0402 313 575
E peter.khamis@raywhite.com



11 MAUREEN CLOSE CRANBOURNE Sold Price **\$675,000** Sold Date **29-May-25**
WEST VIC 3977

3 2 2

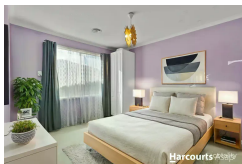
Distance **0.12km**



47 NAVARRE DRIVE CRANBOURNE Sold Price **\$710,000** Sold Date **17-Apr-25**
WEST VIC 3977

3 2 2

Distance **0.16km**



13 LADY PENRHYN CLOSE Sold Price ^{RS} **\$730,000** Sold Date **22-Aug-25**
CRANBOURNE WEST VIC 3977

3 2 2

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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