

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

2 ANIDALA PLACE 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

\$685,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Mar 2025

to

28 Feb 2026

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

2 MALFOY MEWS CRANBOURNE WEST VIC 3977	\$722,000	10-Jan-26
26 QUARTERS BOULEVARD CRANBOURNE WEST VIC 3977	\$730,000	05-Mar-26
212 EVANS ROAD CRANBOURNE WEST VIC 3977	\$700,000	19-Jan-26

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: 14 March 2026



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**2 MALFOY MEWS CRANBOURNE
WEST VIC 3977**

3 2 2

Sold Price

\$722,000

Sold Date

10-Jan-26

Distance

0.17km



**26 QUARTERS BOULEVARD
CRANBOURNE WEST VIC 3977**

4 2 1

Sold Price

^{RS} **\$730,000**

Sold Date

05-Mar-26

Distance

0.5km



**212 EVANS ROAD CRANBOURNE
WEST VIC 3977**

3 2 2

Sold Price

\$700,000

Sold Date

19-Jan-26

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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