

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

12 BREAMLEA 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,314

Property type

House

Suburb

Cranbourne West

Period-from

01 Feb 2025

to

31 Jan 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

11 WILLORA CRESCENT CRANBOURNE WEST VIC 3977	\$650,000	30-Oct-25
2 ALLEMBY DRIVE CRANBOURNE WEST VIC 3977	\$660,000	19-Nov-25
35 MCGUIGAN DRIVE CRANBOURNE WEST VIC 3977	\$695,000	31-Oct-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: 24 February 2026



**11 WILLORA CRESCENT
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **\$650,000** Sold Date **30-Oct-25**

Distance **0.39km**



**2 ALLEMBY DRIVE CRANBOURNE
WEST VIC 3977**

3 2 2

Sold Price ^{RS} **\$660,000** Sold Date **19-Nov-25**

Distance **0.28km**



**35 MCGUIGAN DRIVE
CRANBOURNE WEST VIC 3977**

3 1 2

Sold Price **\$695,000** Sold Date **31-Oct-25**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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