

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19 PROVIDENCE DRIVE CRANBOURNE WEST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,250

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 14 SHOREY PLACE CRANBOURNE WEST VIC 3977   | \$650,000 | 30-Jun-26 |
| 231 MONAHANS ROAD CRANBOURNE WEST VIC 3977 | \$685,000 | 28-Feb-26 |
| 12 BREAMLEA WAY CRANBOURNE WEST VIC 3977   | \$665,000 | 05-Jun-26 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 July 2026

Address  
19 Providence Drive CRANBOURNE WEST VIC 3977



Team Ringeri

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Land Area: 281 SQM  
Building Area: 103.25 SQM = 11.10 sq  
Year Built: 2007



**14 SHOREY PLACE CRANBOURNE  
WEST VIC 3977**

3 2 1

Sold Price <sup>RS</sup> **\$650,000** Sold Date **30-Jun-26**

Land Area  
237 SQM  
Building Area  
127.3 SQM = 13.69 sq  
Year Built  
2014

Distance -



**231 MONAHANS ROAD  
CRANBOURNE WEST VIC 3977**

3 1 2

Sold Price **\$685,000** Sold Date **28-Feb-26**

Land Area  
350 SQM  
Building Area  
107 SQM = 11.50 sq  
Year Built  
2007

Distance **0.13km**



**12 BREAMLEA WAY CRANBOURNE  
WEST VIC 3977**

3 2 2

Sold Price <sup>RS</sup> **\$665,000** Sold Date **05-Jun-26**

Land Area  
306 SQM  
Building Area  
114 SQM = 12.26 sq  
Year Built  
2004

Distance -

RS = Recent sale

UN = Undisclosed Sale

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