

## 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

135 WILLOW GLEN BOULEVARD CRANBOURNE 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jun 2025

to

31 May 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

4/21 MERRIJIG AVENUE CRANBOURNE VIC 3977	\$560,000	23-Mar-26
116 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	\$571,000	29-May-26
22 QUEENIE WAY CRANBOURNE WEST VIC 3977	\$582,000	20-Feb-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: 18 June 2026



**4/21 MERRIJIG AVENUE  
CRANBOURNE VIC 3977**

3 2 1

Sold Price **\$560,000** Sold Date **23-Mar-26**

Distance **3.32km**



**116 WILLOW GLEN BOULEVARD  
CRANBOURNE VIC 3977**

3 2 2

Sold Price <sup>RS</sup> **\$571,000** Sold Date **29-May-26**

Distance **0km**



**22 QUEENIE WAY CRANBOURNE  
WEST VIC 3977**

3 2 1

Sold Price **\$582,000** Sold Date **20-Feb-26**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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