

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

1 POLSON 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

\$739,000

&

\$785,000

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 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

5 POLSON WAY CRANBOURNE WEST VIC 3977	\$740,000	08-Jun-26
21 FERGUS LANE CRANBOURNE WEST VIC 3977	\$745,000	12-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.

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**5 POLSON WAY CRANBOURNE
WEST VIC 3977**

4 3 4

Sold Price **\$740,000** Sold Date **08-Jun-26**

Distance **0.02km**



**21 FERGUS LANE CRANBOURNE
WEST VIC 3977**

3 3 6

Sold Price **\$745,000** Sold Date **12-Feb-26**

Distance **0.03km**

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

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