

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

34 RIVERSIDE DRIVE 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

\$749,000

&

\$810,000

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

3 CARMICHAEL AVENUE CRANBOURNE WEST VIC 3977	\$760,000	29-Jun-26
9 HELDER CLOSE CRANBOURNE WEST VIC 3977	\$800,000	13-Mar-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: 21 July 2026

Address
34 Riverside Drive CRANBOURNE WEST VIC 3977

Land Area: 275 SQM
Building Area: 161 SQM = 17.31 sq
Year Built: 2017



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**3 CARMICHAEL AVENUE
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price ^{RS} **\$760,000** Sold Date **29-Jun-26**

Land Area
224 SQM
Building Area
158 SQM = 16.99 sq
Year Built
2016

Distance **0.39km**



**9 HELDER CLOSE CRANBOURNE
WEST VIC 3977**

3 2 2

Sold Price **\$800,000** Sold Date **13-Mar-26**

Land Area
350 SQM
Building Area
196.71 SQM = 21.15 sq
Year Built
2018

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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