

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

\$699,500

&

\$769,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Aug 2025

to

31 Jul 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	16-Jun-26
10A HODDLE COURT CRANBOURNE VIC 3977	\$767,000	01-Jul-26
12 CUPIT STREET CRANBOURNE VIC 3977	\$895,000	02-Jul-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: 25 August 2026

Address: 34 Riverside Drive CRANBOURNE WEST VIC 3977

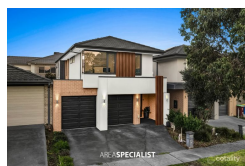
RayWhite.

Team Ringeri

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E team.ringeri@raywhite.com

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



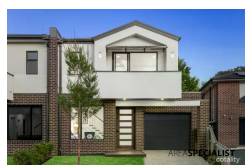
**3 CARMICHAEL AVENUE
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **\$760,000** Sold Date **16-Jun-26**

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

Distance **0.39km**



**10A HODDLE COURT
CRANBOURNE VIC 3977**

4 2 1

Sold Price **\$767,000** Sold Date **01-Jul-26**

Land Area
267 SQM
Building Area
220.23 SQM = 23.68 sq
Year Built
2023

Distance **1.98km**



**12 CUPIT STREET CRANBOURNE
VIC 3977**

4 2 2

Sold Price ^{RS} **\$895,000** Sold Date **02-Jul-26**

Land Area
299 SQM
Building Area
183.86 SQM = 19.77 sq
Year Built
2020

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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