

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

12 PUSH-PEA 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,500

Property type

Unit

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 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

28 MYRTLE WALK CRANBOURNE WEST VIC 3977	\$620,000	07-May-26
39 STRATHLEA DRIVE CRANBOURNE WEST VIC 3977	\$610,000	13-Mar-26
5 JOHANNA PATH LYNDHURST VIC 3975	\$662,500	21-Apr-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: 15 August 2026



Kate Rushton

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**28 MYRTLE WALK CRANBOURNE
WEST VIC 3977**

3 2 2

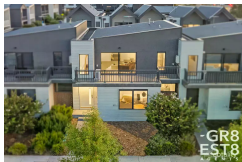
Sold Price

\$620,000

Sold Date **07-May-26**

Distance

0.27km



**39 STRATHLEA DRIVE
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price

\$610,000

Sold Date **13-Mar-26**

Distance

1.56km



**5 JOHANNA PATH LYNDHURST
VIC 3975**

3 2 2

Sold Price

\$662,500

Sold Date **21-Apr-26**

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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