

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and
postcode 8 Verve Circuit, Cranbourne West, Vic 3977

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
HOUSE	5	2	2	252	420

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

\$1,100,000

&

\$1,150,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

[Insert N/A if the property is not to be sold by auction or fixed-date sale]

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$740,000

Property type

House

Suburb

Cranbourne West

Period: from

01/10/2025

to

30/09/2026

Source



PropTrack

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
58 Ranfurly Bvd, Cranbourne West, VIC 3977	\$1,100,000	27/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	4	2	2	321.6	574

Comparable property 2

Address	Sale price	Date of sale
31 Statham View, Cranbourne West, VIC 3977	\$1,100,000	31/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	4	2	2	260.2	444

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties



I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[Insert N/A if there were three comparable properties]

We have not included 3 direct comparable sales in the appraisal, as there have been no other double storey properties sold within a 2km radius over the past six months that we consider directly comparable to the subject property. Some of the more relevant sales include:

1. 9 Alarah Boulevard, Cranbourne West 5 Bed | 2 Bath | 2 Car | Land: 512m² | Internal: 321m² Sold: 3 April 2026 – \$1,110,000
2. 66 Ranfurly Boulevard, Cranbourne West 4 Bed | 2 Bath | 2 Car | Land: 508m² | Internal: 248m² Sold: 23 May 2026 – \$970,000 (Note: Single-storey construction; inferior to subject property as it lacks rear landscaping and a spa)

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	\$ _____
Unconditional sale date	____/____/____