

## 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 10 Spearwood Rise, Cranbourne West, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$650,000

&

\$700,000

### Median sale price

Median price

NA

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

09/04/2026

to

09/07/2026

Source

PRICEFINDER

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

**A** These are two properties sold within two kilometres of the property for sale in the last six 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 |
|----------------------------------------------------|-----------|--------------|
| 25 EVERLASTING BOULEVARD, CRANBOURNE WEST VIC 3977 | \$695,000 | 01/07/2026   |
| 12 BREAMLEA WAY, CRANBOURNE WEST VIC 3977          | \$665,000 | 05/06/2026   |
|                                                    |           |              |

**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 six months.

This Statement of Information was prepared on: 09/07/2026