

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

12 HEBRIDES CLOSE 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

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2025

to

31 Aug 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

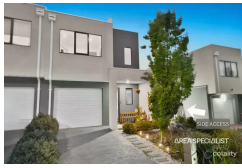
Date of sale

138 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	\$625,000	28-Mar-26
8 DENISTOUN CRESCENT CRANBOURNE VIC 3977	\$670,000	25-Mar-26
116 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	\$571,000	20-May-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: 14 September 2026



**138 WILLOW GLEN BOULEVARD
CRANBOURNE VIC 3977**

3 2 1

Sold Price **\$625,000** Sold Date **28-Mar-26**

Distance **0.82km**



**8 DENISTOUN CRESCENT
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$670,000** Sold Date **25-Mar-26**

Distance **1.17km**

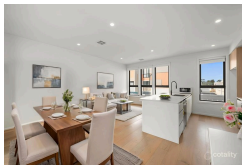


**116 WILLOW GLEN BOULEVARD
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$571,000** Sold Date **20-May-26**

Distance **0.76km**



**8 OTTAWA WALK CRANBOURNE
WEST VIC 3977**

3 2 2

Sold Price ^{RS} **\$585,000** Sold Date **12-Jun-26**

Distance **0.67km**

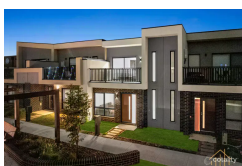


**41 CREEKVIEW WAY
CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **\$600,000** Sold Date **03-Apr-26**

Distance **0.97km**



**46 MYRTLE WALK CRANBOURNE
WEST VIC 3977**

3 2 2

Sold Price Sold Date **04-May-26**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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