

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

16 GREENBRIAR 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,250

Property type

House

Suburb

Cranbourne West

Period-from

01 Jul 2025

to

30 Jun 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

26 JOYCE STREET CRANBOURNE WEST VIC 3977	\$722,500	13-Jul-26
21 SCARBOROUGH AVENUE CRANBOURNE WEST VIC 3977	\$733,500	29-Apr-26
42 MCGUIGAN DRIVE CRANBOURNE WEST VIC 3977	\$775,000	13-Feb-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: 25 July 2026

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26 JOYCE STREET CRANBOURNE WEST VIC 3977

Sold Price

^{RS}

\$722,500

Sold Date

13-Jul-26



3



2



2

Distance

0.37km



21 SCARBOROUGH AVENUE CRANBOURNE WEST VIC 3977

Sold Price

\$733,500

Sold Date

29-Apr-26



3



2



2

Distance

0.49km



42 MCGUIGAN DRIVE CRANBOURNE WEST VIC 3977

Sold Price

\$775,000

Sold Date

13-Feb-26



3



2



2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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