

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

3 PRINCETON PLACE 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2025

to

31 May 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

11 BRIDPORT STREET CRANBOURNE WEST VIC 3977	\$725,000	28-May-26
16 BRAESTAR STREET CRANBOURNE VIC 3977	\$692,000	13-Dec-25

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: 11 June 2026



**11 BRIDPORT STREET
CRANBOURNE WEST VIC 3977**

 3  2  2

Sold Price

^{RS}

\$725,000

Sold Date

28-May-26

Distance

0.56km



**16 BRAESTAR STREET
CRANBOURNE VIC 3977**

 3  2  2

Sold Price

\$692,000

Sold Date

13-Dec-25

Distance

2.57km

RS = Recent sale

UN = Undisclosed Sale

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