

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

31 WOODRIGHT CIRCUIT CRANBOURNE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Apr 2025

to

31 Mar 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

25 DENISTOUN CRESCENT CRANBOURNE VIC 3977	\$715,000	23-Mar-26
1/29 NAVARRE DRIVE CRANBOURNE WEST VIC 3977	\$660,000	05-Jan-26
36 LEMON GROVE CRANBOURNE WEST VIC 3977	\$705,000	24-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.~~

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**25 DENISTOUN CRESCENT
CRANBOURNE VIC 3977**

 3  2  2

Sold Price

^{RS}

\$715,000

Sold Date

23-Mar-26

Distance

0km



**1/29 NAVARRE DRIVE
CRANBOURNE WEST VIC 3977**

 3  2  1

Sold Price

\$660,000

Sold Date

05-Jan-26

Distance

0.73km



**36 LEMON GROVE CRANBOURNE
WEST VIC 3977**

 3  2  1

Sold Price

\$705,000

Sold Date

24-Feb-26

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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