

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

43 SPEARWOOD RISE 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

\$850,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,000

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

22 CILROY CRESCENT CRANBOURNE SOUTH VIC 3977	\$920,000	18-Apr-26
55 JOHN RUSSELL ROAD CRANBOURNE WEST VIC 3977	\$915,500	13-Jan-26
19 QUIST PARADE CRANBOURNE WEST VIC 3977	\$935,000	10-Mar-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: 01 June 2026



**22 CILROY CRESCENT
CRANBOURNE SOUTH VIC 3977**

 4
  2
  2

Sold Price

^{RS}

\$920,000

Sold Date

18-Apr-26

Distance

1.26km



**55 JOHN RUSSELL ROAD
CRANBOURNE WEST VIC 3977**

 4
  2
  2

Sold Price

\$915,500

Sold Date

13-Jan-26

Distance

0.26km



**19 QUIST PARADE CRANBOURNE
WEST VIC 3977**

 4
  2
  2

Sold Price

\$935,000

Sold Date

10-Mar-26

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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