

## 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

10 ERINDALE STREET CRANBOURNE WEST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$899,950

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 8 ERINDALE STREET CRANBOURNE WEST VIC 3977   | \$900,000 | 12-May-25 |
| 10 FINTONA CRESCENT CRANBOURNE WEST VIC 3977 | \$955,000 | 25-Aug-25 |
| 26 ALARAH BOULEVARD CRANBOURNE WEST VIC 3977 | \$935,000 | 16-Jul-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: 06 July 2026



**8 ERINDALE STREET  
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price **\$900,000** Sold Date **12-May-25**

Distance **0.02km**



**10 FINTONA CRESCENT  
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price **\$955,000** Sold Date **25-Aug-25**

Distance **0.1km**



**26 ALARAH BOULEVARD  
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price **\$935,000** Sold Date **16-Jul-25**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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