

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 MICHAELIA CLOSE, CRANBOURNE WEST, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$749,000

&

\$823,000

Median sale price

Median price

\$775,663

Property Type

House

Suburb

CRANBOURNE WEST

Period - From

23/09/2025

to

23/09/2026

Source

Cotality

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
43 CENTRAL PARKWAY CRANBOURNE WEST VIC 3977	\$685,000	16/05/2026
7 CELEBRATION COURT CRANBOURNE WEST VIC 3977	\$720,000	11/08/2026
17 GOWRIE PLACE CRANBOURNE WEST VIC 3977	\$700,000	02/09/2026

This Statement of Information was prepared on:

22/09/2026