

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

2 YUKON AVENUE, 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

&

\$790,000

Median sale price

Median price

\$739,000

Property Type

House

Suburb

CRANBOURNE WEST

Period - From

01 Sep 2025

to

31 Aug 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
19 CITY VISTA CIRCUIT CRANBOURNE WEST VIC 3977	\$780,000	03-Mar-26
26 SCOTLAND CIRCUIT CRANBOURNE WEST VIC 3977	\$790,000	29-Mar-26
8 REMUS CIRCUIT CRANBOURNE WEST VIC 3977	\$790,000	24-Aug-26

This Statement of Information was prepared on:

2/09/2026