

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

17 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,052

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2024

to

31 Jul 2025

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

5 KAWANA MEWS CRANBOURNE VIC 3977	\$575,000	22-Apr-25
126 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	\$600,000	03-Apr-25
146 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	\$565,000	06-Jun-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: 29 August 2025

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5 KAWANA MEWS CRANBOURNE VIC 3977

 3  -  -

Sold Price

\$575,000

Sold Date

22-Apr-25

Distance

0.52km



126 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

 3  2  2

Sold Price

\$600,000

Sold Date

03-Apr-25

Distance

0.52km



146 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

 3  2  -

Sold Price

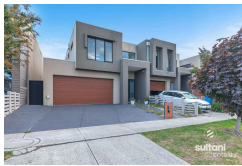
\$565,000

Sold Date

06-Jun-25

Distance

0.52km



41 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

 3  2  2

Sold Price

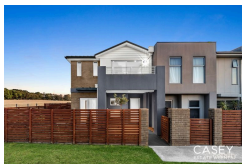
^{RS} **\$645,000**

Sold Date

05-Jun-25

Distance

0.52km



23 BELFORT LANE CRANBOURNE VIC 3977

 3  2  2

Sold Price

\$625,000

Sold Date

21-Jun-25

Distance

0km



133 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

 2  2  1

Sold Price

\$580,000

Sold Date

18-Mar-25

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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