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	4 Elmwood Place, Cranbourne West, VIC-3977

Indicative selling price

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

Single price		or range between	$670,000	&	$730,000

Median sale price

Median price	$786,624	Property type	House	Suburb	Cranbourne West
Period - From	Mar 2026	to	Mar 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
1. 7 Raffindale Crescent, Cranbourne West, VIC-3977	$720,000	24/03/26
2. 21 Scarborough Avenue, Cranbourne West, VIC-3977	$733,500	29/04/26
3. 63 Fairhaven Boulevard, Cranbourne West, VIC-3977	$746,400	27/03/26

This Statement of Information was prepared on: 24/06/2026