

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 FAITH COURT CRANBOURNE WEST 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jan 2025

to

31 Dec 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

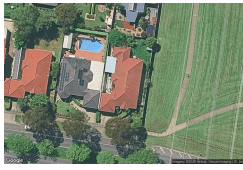
Date of sale

| | | |
|---|-----------|-----------|
| 26 CENTRAL PARKWAY CRANBOURNE WEST VIC 3977 | \$820,000 | 29-Oct-25 |
| 8 CONWAY COURT CRANBOURNE VIC 3977 | \$760,000 | 03-Oct-25 |
| 8 BLIGH CLOSE CRANBOURNE NORTH VIC 3977 | \$755,000 | 23-Dec-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: 10 December 2025

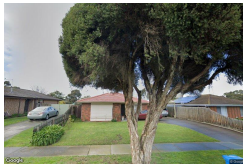

**26 CENTRAL PARKWAY
CRANBOURNE WEST VIC 3977**
 4  2  2

 Sold Price **\$820,000** Sold Date **29-Oct-25**

 Distance **0.43km**

**8 CONWAY COURT CRANBOURNE
VIC 3977**
 4  2  2

 Sold Price **\$760,000** Sold Date **03-Oct-25**

 Distance **0.79km**

**8 BLIGH CLOSE CRANBOURNE
NORTH VIC 3977**
 4  2  2

 Sold Price ^{RS} **\$755,000** Sold Date **23-Dec-25**

 Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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