

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 BESSIE DRIVE 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Cranbourne West

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

11 RED POLL ROAD CRANBOURNE WEST VIC 3977	\$717,000	09-Jun-25
6 HERACLES LANE CRANBOURNE WEST VIC 3977	\$710,000	18-Aug-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


**11 RED POLL ROAD CRANBOURNE
WEST VIC 3977**

Sold Price

\$717,000

Sold Date

09-Jun-25


3



2



2

Distance

0.45km

**6 HERACLES LANE CRANBOURNE
WEST VIC 3977**

Sold Price

^{RS}
\$710,000

Sold Date

18-Aug-25


3



2



1

Distance

1.41km
RS = Recent sale

UN = Undisclosed Sale

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