Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 08/11/26

Property offered for sale

Address
Including suburb and postcode: 18 BREAMLEA WAY CRANBOURNE WEST VIC 3977

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	4	2	2	194m²	596m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $789,000 & $849,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price $745,000 | Property type House | Suburb Cranbourne West

Period: from 01 Nov 2025 to 31 Oct 2026 | Source Cotality

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Comparable property sales

~~These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.~~

~~If there were fewer than three, but one or two, comparable properties, these must be included below.~~

~~These properties were used to help determine the estimated selling price.~~

Comparable property 1

Address	Sale price	Date of sale
31 BREAMLEA WAY CRANBOURNE WEST VIC 3977	$805,000	23-Oct-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	2	201m²	513m²

Comparable property 2

Address	Sale price	Date of sale
8 MICHAELIA CLOSE CRANBOURNE WEST VIC 3977	$811,500	31-Jul-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	2	172m²	536m²

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

X **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

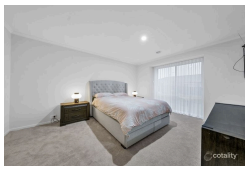
No other properties with a similar land size and comparable features have sold within the last six months in the relevant area. Therefore, fewer than three suitable comparable sales were available to reliably determine the estimated selling price.

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

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31 BREAMLEA WAY CRANBOURNE WEST VIC 3977

HOUSE

4 | 2 | 2 | 513m² | 201m²

Sold Price RS **$805,000** Sold Date **23-Oct-26**

Distance **0.07km**



8 MICHAELIA CLOSE CRANBOURNE WEST VIC 3977

HOUSE

4 | 2 | 2 | 536m² | 172m²

Sold Price **$811,500** Sold Date **31-Jul-26**

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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