

## 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

24 MAYFLOWER DRIVE CRANBOURNE WEST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$729,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$713,314

Property type

House

Suburb

Cranbourne West

Period-from

01 Feb 2025

to

31 Jan 2026

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 AQUATIC DRIVE CRANBOURNE WEST VIC 3977	\$696,000	20-Nov-25
6 REMUS CIRCUIT CRANBOURNE WEST VIC 3977	\$770,000	27-Nov-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: 11 February 2026

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**26 AQUATIC DRIVE CRANBOURNE  
WEST VIC 3977**

3 2 1

Sold Price

**\$696,000**

Sold Date **20-Nov-25**

Distance **0.6km**



**6 REMUS CIRCUIT CRANBOURNE  
WEST VIC 3977**

4 2 2

Sold Price

**\$770,000**

Sold Date **27-Nov-25**

Distance **1.07km**

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

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