

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

1 BANYALLA 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

\$790,000

&

\$860,000

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

2 BOLWARRA COURT CRANBOURNE WEST VIC 3977	\$800,000	13-Oct-25
26 CENTRAL PARKWAY CRANBOURNE WEST VIC 3977	\$820,000	29-Oct-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: 14 February 2026


**2 BOLWARRA COURT
CRANBOURNE WEST VIC 3977**
 5
  2
  2

 Sold Price **\$800,000** Sold Date **13-Oct-25**

 Distance **0.14km**

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

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

 Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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