

## 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

10 ERINDALE STREET 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

\$950,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2025

to

30 Apr 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

3 LAURIESTON WAY CRANBOURNE SOUTH VIC 3977	\$1,045,000	16-Mar-26
30 KIWI CRESCENT CRANBOURNE SOUTH VIC 3977	\$965,000	03-Mar-26
13 TITCH STREET CRANBOURNE VIC 3977	\$1,005,000	08-Feb-26

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: 20 May 2026



**3 LAURIESTON WAY  
CRANBOURNE SOUTH VIC 3977**

 4  2  2

Sold Price <sup>RS</sup> **\$1,045,000** Sold Date **16-Mar-26**

Distance **2.23km**



**30 KIWI CRESCENT CRANBOURNE  
SOUTH VIC 3977**

 4  2  2

Sold Price <sup>RS</sup> **\$965,000** Sold Date **03-Mar-26**

Distance **1.65km**



**13 TITCH STREET CRANBOURNE  
VIC 3977**

 4  2  2

Sold Price **\$1,005,000** Sold Date **08-Feb-26**

Distance **1.95km**

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

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