

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$935,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2025

to

31 May 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

1 OAK POST PLACE CRANBOURNE EAST VIC 3977	\$1,100,000	11-Feb-26
19 QUIST PARADE CRANBOURNE WEST VIC 3977	\$935,000	10-Mar-26
9 COPLEY STREET CRANBOURNE VIC 3977	\$980,000	07-Jan-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: 05 June 2026



1 OAK POST PLACE CRANBOURNE Sold Price **\$1,100,000** Sold Date **11-Feb-26**
EAST VIC 3977

 4  2  2

Distance **4.85km**



19 QUIST PARADE CRANBOURNE Sold Price **\$935,000** Sold Date **10-Mar-26**
WEST VIC 3977

 4  2  2

Distance **0.55km**



9 COPLEY STREET CRANBOURNE Sold Price **\$980,000** Sold Date **07-Jan-26**
VIC 3977

 4  2  2

Distance **1.68km**

RS = Recent sale UN = Undisclosed Sale

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