

## 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

26 ELCAN AVENUE 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

\$679,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Aug 2025

to

31 Jul 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 JOYCE STREET CRANBOURNE WEST VIC 3977  | \$722,500 | 07-Jul-26 |
| 12 NATALIE COURT CRANBOURNE WEST VIC 3977 | \$695,100 | 27-Apr-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: 27 August 2026



BEST PROPERTY AGENT

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**26 JOYCE STREET CRANBOURNE  
WEST VIC 3977**

Sold Price

**\$722,500**

Sold Date

**07-Jul-26**

3 2 2

Distance

**0.42km**



**12 NATALIE COURT CRANBOURNE  
WEST VIC 3977**

Sold Price

**\$695,100**

Sold Date

**27-Apr-26**

3 1 1

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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