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	15 DUSKY BELLS 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	$760,000	&	$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	House	Suburb	Cranbourne West
Period-from	01 Nov 2024	to	31 Oct 2025	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
44 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977	$812,000	04-Nov-25
34 SCOTLAND CIRCUIT CRANBOURNE WEST VIC 3977	$810,000	09-Sep-25
6 ZEUS AVENUE CRANBOURNE WEST VIC 3977	$780,000	14-Jul-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: 20 November 2025

OBrien Real Estate

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44 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977

4 2 2

Sold Price RS $812,000 Sold Date 04-Nov-25

Distance 0.25km



34 SCOTLAND CIRCUIT CRANBOURNE WEST VIC 3977

4 2 2

Sold Price $810,000 Sold Date 09-Sep-25

Distance 0.91km



6 ZEUS AVENUE CRANBOURNE WEST VIC 3977

4 2 2

Sold Price $780,000 Sold Date 14-Jul-25

Distance 1.17km

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

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