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	7 BOOKHAM WAY 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	$780,000	&	$850,000

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
18 NYARRIN PLACE CRANBOURNE WEST VIC 3977	$770,000	11-Feb-26
44 ELMSFORD CRESCENT CRANBOURNE WEST VIC 3977	$940,000	11-Nov-25
64 FORTUNA CRESCENT CRANBOURNE WEST VIC 3977	$810,000	17-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.~~

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18 NYARRIN PLACE CRANBOURNE WEST VIC 3977

3 2 2

Sold Price RS $770,000 Sold Date 11-Feb-26

Distance 0.18km



44 ELMSFORD CRESCENT CRANBOURNE WEST VIC 3977

3 2 2

Sold Price $940,000 Sold Date 11-Nov-25

Distance 0.94km



64 FORTUNA CRESCENT CRANBOURNE WEST VIC 3977

3 2 2

Sold Price $810,000 Sold Date 17-Oct-25

Distance 3.31km

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

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