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	8 DICKENS 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	$770,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Cranbourne West
Period-from	01 Oct 2024	to	30 Sep 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
34 SCOTLAND CIRCUIT CRANBOURNE WEST VIC 3977	$810,000	09-Sep-25
21 GEORGE FREDERICK ROAD CRANBOURNE WEST VIC 3977	$770,500	31-Jul-25
46 QUARTERS BOULEVARD CRANBOURNE WEST VIC 3977	$820,000	24-Jun-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: 23 October 2025

OBrien Real Estate

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34 SCOTLAND CIRCUIT
CRANBOURNE WEST VIC 3977

4 2 2

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

Distance **1.3km**



21 GEORGE FREDERICK ROAD
CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$770,500** Sold Date **31-Jul-25**

Distance **1.72km**



46 QUARTERS BOULEVARD
CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$820,000** Sold Date **24-Jun-25**

Distance **0.17km**

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

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