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	5 Mayday Drive, Cranbourne West Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $900,000 & $950,000

Median sale price

Median price $715,000 Property Type House Suburb Cranbourne West

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 six 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	43 Aquatic Dr CRANBOURNE WEST 3977	$935,000	06/03/2025
2	4 Queensberry St CRANBOURNE WEST 3977	$935,000	21/02/2025
3	47 Stringer Av CRANBOURNE 3977	$940,000	17/01/2025

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 six months.~~

This Statement of Information was prepared on: 05/06/2025 14:36

5 Mayday Drive, Cranbourne West Vic 3977

BARRYPLANT



5 3 2

Property Type: House
Land Size: 448 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median House Price
March quarter 2025: $715,000

Comparable Properties



43 Aquatic Dr CRANBOURNE WEST 3977 (REI/VG)

4 2 2

Price: $935,000
Method: Private Sale
Date: 06/03/2025
Property Type: House (Res)
Land Size: 448 sqm approx

Agent Comments



4 Queensberry St CRANBOURNE WEST 3977 (REI/VG)

4 2 2

Price: $935,000
Method: Private Sale
Date: 21/02/2025
Property Type: House
Land Size: 512 sqm approx

Agent Comments



47 Stringer Av CRANBOURNE 3977 (REI/VG)

5 2 2

Price: $940,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 319 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400

REIV THE DIFFERENCE

propertydata.com.au

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