

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 GREENMANTLE CLOSE 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

\$730,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2025

to

30 Apr 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

5 NYAH PLACE CRANBOURNE WEST VIC 3977	\$740,000	23-Jan-26
29 ELMSFORD CRESCENT CRANBOURNE WEST VIC 3977	\$781,000	18-May-26
16 JAYE PLACE CRANBOURNE WEST VIC 3977	\$791,500	09-Feb-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 May 2026

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**5 NYAH PLACE CRANBOURNE
 WEST VIC 3977**

 4  2  4

Sold Price **\$740,000** Sold Date **23-Jan-26**

Distance **0.08km**



**29 ELMSFORD CRESCENT
 CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price ^{RS} **\$781,000** Sold Date **18-May-26**

Distance **0.35km**



**16 JAYE PLACE CRANBOURNE
 WEST VIC 3977**

 4  2  2

Sold Price ^{RS} **\$791,500** Sold Date **09-Feb-26**

Distance **0.37km**

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

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