

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 OTTAWA WALK 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

\$555,000

&

\$610,000

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

6 LUMEAH DRIVE CRANBOURNE WEST VIC 3977	\$586,000	10-Mar-26
41 CREEKVIEW WAY CRANBOURNE WEST VIC 3977	\$600,000	21-Apr-26
46 MYRTLE WALK CRANBOURNE WEST VIC 3977	\$600,000	17-Apr-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: 19 May 2026

Lily Keleher

M 0419130038

E lily.keleher@obrienrealestate.com.au



6 LUMEAH DRIVE CRANBOURNE WEST VIC 3977

 3  2  2

Sold Price

\$586,000

Sold Date

10-Mar-26

Distance

0.65km



41 CREEKVIEW WAY CRANBOURNE WEST VIC 3977

 3  2  2

Sold Price

^{RS} **\$600,000**

Sold Date

21-Apr-26

Distance

0.78km



46 MYRTLE WALK CRANBOURNE WEST VIC 3977

 3  2  2

Sold Price

Sold Date

17-Apr-26

Distance

2.01km

RS = Recent sale

UN = Undisclosed Sale

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