Market Report
Cranbourne West

- Casiana Grove, Clarinda Park, Ambrosia, Alarah -

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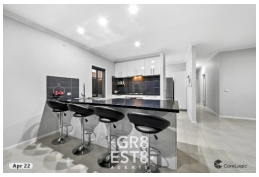
Sold Properties

94 Alarah Boulevard Cranbourne West VIC 3977

Sale Price: $940,000
Sale Date: 26 May 2022
Area: 589m2 Approx
Eq. Building Area: 190.0m2
Attributes: 4 Beds, 2 Baths, 2 Car Spaces



12 Asteria Crescent Cranbourne West VIC 3977

Sale Price: $925,000
Sale Date: 4 May 2022
Area: 641m2 Approx
Eq. Building Area: 232.0m2
Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

9 Black Gum Crescent Cranbourne West VIC 3977

Sale Price: Not Disclosed
Sale Date: 6 May 2022
Area: 320m2 Approx

Attributes: 4 Beds, 2 Baths, 1 Car Spaces

5 Elysian Place Cranbourne West VIC 3977

Sale Price: $750,000
Sale Date: 10 May 2022
Area: 448m2 Approx
Eq. Building Area: 158.0m2
Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

10 Guinea Flower Drive Cranbourne West VIC 3977

Sale Price: $620,000
Sale Date: 31 May 2022
Area: 310m2 Approx

Attributes: 3 Beds, 2 Baths, 1 Car Spaces

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51 Hayton Park Boulevard Cranbourne West VIC 3977

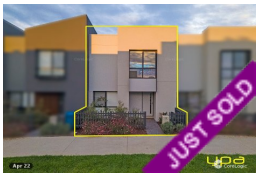
Sale Price: $796,000

Sale Date: 20 May 2022

Area: 455m2 Approx

Eq. Building Area: 223.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



76 Hayton Park Boulevard Cranbourne West VIC 3977

Sale Price: $635,000

Sale Date: 25 May 2022

Area: 162m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

4 Hestia Avenue Cranbourne West VIC 3977

Sale Price: $615,000

Sale Date: 20 May 2022

Area: 259m2 Approx

Eq. Building Area: 117.0m2

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites

18 John Russell Road Cranbourne West VIC 3977

Sale Price: $870,000

Sale Date: 12 May 2022

Area: 500m2 Approx

Attributes: 5 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites

57 John Russell Road Cranbourne West VIC 3977

Sale Price: $744,000

Sale Date: 14 May 2022

Area: 438m2 Approx

Eq. Building Area: 260.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

21 Pegasus Road Cranbourne West VIC 3977

Sale Price: $760,000

Sale Date: 31 May 2022

Area: 420m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces

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68 Ranfurlie Boulevard Cranbourne West VIC 3977

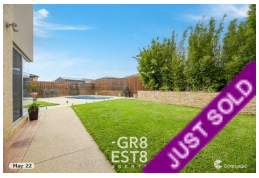
Sale Price: $930,000

Sale Date: 16 May 2022

Area: 571m2 Approx

Eq. Building Area: 255.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



4 Spearwood Rise Cranbourne West VIC 3977

Sale Price: $1,360,000

Sale Date: 27 May 2022

Area: 725m2 Approx

Eq. Building Area: 53.0m2

Attributes: 5 Beds, 4 Baths, 2 Car Spaces, 2 Lock Up Garages

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Summary

Summary Sales History

	Quantity	Lowest Sale	Highest	Median	Average	Total Value
*EXCLUDED	1					
HOUSE	11	$615,000	$1,360,000	$796,000	$846,363	$9,310,000
UNIT	1	$635,000	$635,000	$635,000	$635,000	$635,000
TOTAL	**13**					**$9,945,000**

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		1				
HOUSE	3 Bed	3	$615,000	$750,000	$620,000	$661,666
	4 Bed	6	$744,000	$940,000	$860,500	$849,166
	5+ Bed	2	$870,000	$1,360,000	$1,115,000	$1,115,000
UNIT	4 Bed	1	$635,000	$635,000	$635,000	$635,000
TOTAL		**13**				**$765,000**

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