

## 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

1 ARAPILES STREET CRANBOURNE NORTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

9 TILIA DRIVE CRANBOURNE NORTH VIC 3977	\$820,000	23-Mar-25
91 ROSSITER RETREAT CRANBOURNE NORTH VIC 3977	\$890,000	10-May-25
106 ROSSITER RETREAT CRANBOURNE NORTH VIC 3977	\$920,000	09-Jan-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: 03 June 2025



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**9 TILIA DRIVE CRANBOURNE  
NORTH VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$820,000** Sold Date **23-Mar-25**

Distance **0.41km**



**91 ROSSITER RETREAT  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$890,000** Sold Date **10-May-25**

Distance **0.61km**



**106 ROSSITER RETREAT  
CRANBOURNE NORTH VIC 3977**

5 2 2

Sold Price

**\$920,000** Sold Date **09-Jan-25**

Distance **0.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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