

## 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

111 ROSEBANK DRIVE 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$761,500

Property type

House

Suburb

Cranbourne North

Period-from

01 Apr 2025

to

31 Mar 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 109 ROSEBANK DRIVE CRANBOURNE NORTH VIC 3977 | \$910,125 | 24-May-25 |
| 9 GREENVIEW COURT CRANBOURNE NORTH VIC 3977  | \$785,000 | 04-May-25 |
| 4 GREENVIEW COURT CRANBOURNE NORTH VIC 3977  | \$760,000 | 17-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: 29 April 2026


**109 ROSEBANK DRIVE  
CRANBOURNE NORTH VIC 3977**
 4  2  2

Sold Price

**\$910,125** Sold Date **24-May-25**

Distance **0.02km**

**9 GREENVIEW COURT  
CRANBOURNE NORTH VIC 3977**
 4  2  2

Sold Price

**\$785,000** Sold Date **04-May-25**

Distance **0.06km**

**4 GREENVIEW COURT  
CRANBOURNE NORTH VIC 3977**
 4  2  2

Sold Price

**\$760,000** Sold Date **17-Jan-25**

Distance **0.12km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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