

## 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

2/12 ENDEAVOUR 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Sep 2025

to

31 Aug 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 1/12 ENDEAVOUR DRIVE CRANBOURNE NORTH VIC 3977 | \$535,000 | 18-Jul-26 |
| 1/3 HAZELWOOD AVENUE CRANBOURNE NORTH VIC 3977 | \$590,000 | 23-Jun-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: 30 September 2026


**1/12 ENDEAVOUR DRIVE  
CRANBOURNE NORTH VIC 3977**

 3
  1
  1

Sold Price **\$535,000** Sold Date **18-Jul-26**

Distance **0km**


**1/3 HAZELWOOD AVENUE  
CRANBOURNE NORTH VIC 3977**

 3
  1
  1

Sold Price **\$590,000** Sold Date **23-Jun-26**

Distance **1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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