

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

25 PENSHURST WAY CRANBOURNE NORTH 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$776,500

Property type

House

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

122 HARRINGTON DRIVE NARRE WARREN SOUTH VIC 3805	\$800,000	21-Jul-26
43 HONEY MYRTLE WAY CRANBOURNE VIC 3977	\$675,000	26-May-26
30 BROOME CRESCENT CRANBOURNE NORTH VIC 3977	\$780,000	16-Mar-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: 03 September 2026



122 HARRINGTON DRIVE NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price

RS

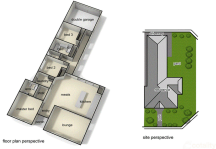
\$800,000

Sold Date

21-Jul-26

Distance

1.14km



43 HONEY MYRTLE WAY CRANBOURNE VIC 3977

3 2 2

Sold Price

\$675,000

Sold Date

26-May-26

Distance

1.43km



30 BROOME CRESCENT CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price

\$780,000

Sold Date

16-Mar-26

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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