

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

26 WOODRIGHT CIRCUIT CRANBOURNE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2025

to

28 Feb 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

7 WOODRIGHT CIRCUIT CRANBOURNE VIC 3977	\$630,000	13-Feb-26
78 LANGER CIRCUIT CRANBOURNE VIC 3977	\$700,000	03-Dec-25
145 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	\$610,000	08-Nov-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: 10 March 2026

Jo Barclay
P (03) 9722 7077
M 0439 394 434
E Jo.barclay@obre.com.au



**7 WOODRIGHT CIRCUIT
CRANBOURNE VIC 3977**

 3  2  2

Sold Price

^{RS} **\$630,000** Sold Date **13-Feb-26**

Distance **0km**



**78 LANGER CIRCUIT
CRANBOURNE VIC 3977**

 3  2  2

Sold Price

\$700,000 Sold Date **03-Dec-25**

Distance **0.54km**



**145 WILLOW GLEN BOULEVARD
CRANBOURNE VIC 3977**

 3  2  2

Sold Price

\$610,000 Sold Date **08-Nov-25**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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