

# 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 27 Rossiter Retreat, 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 \$1,080,000 & \$1,130,000

### Median sale price

Median price \$810,000 Property type House Suburb Cranbourne North

Period - From 01/04/2026 to 30/06/2026 Source REIV

### Comparable property sales

| Address of comparable property                      | Price       | Date of sale |
|-----------------------------------------------------|-------------|--------------|
| 190 Wheelers Park Drive, Cranbourne North, Vic 3977 | \$1,245,000 | 09 Jun 2026  |
| 5 Alcoota Close, Cranbourne North, Vic 3977         | \$1,285,000 | 15 May 2026  |
|                                                     |             |              |

**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 six months.

This Statement of Information was prepared on: 06/08/2026