

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

4 MCGARVIE DRIVE 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

\$870,000

&

\$950,000

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

4 NATURE CIRCUIT CRANBOURNE NORTH VIC 3977	\$940,000	28-Aug-26
10 BIBURY STREET CRANBOURNE NORTH VIC 3977	\$880,000	19-Aug-26
46 VON NIDA DRIVE CRANBOURNE NORTH VIC 3977	\$890,000	23-Jul-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: 02 September 2026



**4 NATURE CIRCUIT CRANBOURNE
NORTH VIC 3977**

Sold Price

^{RS} **\$940,000**

Sold Date **28-Aug-26**

 4  2  2

Distance **0.24km**



**10 BIBURY STREET CRANBOURNE
NORTH VIC 3977**

Sold Price

^{RS} **\$880,000**

Sold Date **19-Aug-26**

 4  2  2

Distance **1.49km**



**46 VON NIDA DRIVE
CRANBOURNE NORTH VIC 3977**

Sold Price

^{RS} **\$890,000**

Sold Date **23-Jul-26**

 4  2  2

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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