

## 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

44 STRETTLE CRESCENT 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

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Cranbourne North

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

|                                                   |           |           |
|---------------------------------------------------|-----------|-----------|
| 3 ARAPILES STREET CRANBOURNE NORTH VIC 3977       | \$835,000 | 25-Feb-26 |
| 110 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977 | \$837,500 | 01-Oct-25 |
| 105 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977 | \$835,000 | 31-Oct-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: 18 March 2026

# AREASPECIALIST

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**3 ARAPILES STREET  
CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup>

**\$835,000**

Sold Date

**25-Feb-26**

Distance

**0.05km**



**110 WHEELERS PARK DRIVE  
CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price

**\$837,500**

Sold Date

**01-Oct-25**

Distance

**0.11km**



**105 WHEELERS PARK DRIVE  
CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price

**\$835,000**

Sold Date

**31-Oct-25**

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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