

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

6 GRAY STREET 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

\$585,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,150

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Aug 2025

to

31 Jul 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

1/3 HAZELWOOD AVENUE CRANBOURNE NORTH VIC 3977	\$590,000	23-Jun-26
1/2 FILOMENA COURT CRANBOURNE NORTH VIC 3977	\$618,000	18-Feb-26
1/6 CAITLYN COURT CRANBOURNE NORTH VIC 3977	\$620,000	13-Apr-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: 13 August 2026


**1/3 HAZELWOOD AVENUE
CRANBOURNE NORTH VIC 3977**
 3  1  1

Sold Price **\$590,000** Sold Date **23-Jun-26**

Distance **1.06km**

**1/2 FILOMENA COURT
CRANBOURNE NORTH VIC 3977**
 3  1  2

Sold Price **\$618,000** Sold Date **18-Feb-26**

Distance **1.13km**

**1/6 CAITLYN COURT
CRANBOURNE NORTH VIC 3977**
 3  1  2

Sold Price **\$620,000** Sold Date **13-Apr-26**

Distance **0.52km**
RS = Recent sale

UN = Undisclosed Sale

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