

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<br>Including suburb and<br>postcode | 8 Dalziell Crescent, Cranbourne North, VIC 3977 |
|---------------------------------------------|-------------------------------------------------|

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$689,000 | & | \$749,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                                                                           |
|---------------|------------|---------------|------------|--------|---------------------------------------------------------------------------|
| Median price  | \$820,000  | Property Type | House      | Suburb | Cranbourne North (3977)                                                   |
| Period - From | 01/03/2025 | to            | 28/02/2026 | Source | <a href="https://www.realestate.com.au">https://www.realestate.com.au</a> |

Comparable property sales

**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: | 10/04/2026 |
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