

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

8 NATURE CIRCUIT 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jun 2025

to

31 May 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

8 LEAFY CIRCUIT CRANBOURNE EAST VIC 3977	\$856,000	14-Jan-26
67 MANNAVUE BOULEVARD CRANBOURNE NORTH VIC 3977	\$935,000	03-Feb-26
8 MERLIN DRIVE CRANBOURNE NORTH VIC 3977	\$865,000	01-May-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: 17 June 2026



8 LEAFY CIRCUIT CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

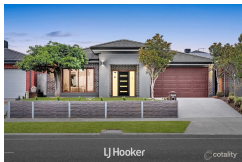
\$856,000

Sold Date

14-Jan-26

Distance

1.57km



67 MANNAVUE BOULEVARD CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price

\$935,000

Sold Date

03-Feb-26

Distance

0.22km



8 MERLIN DRIVE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price

\$865,000

Sold Date

01-May-26

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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