

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

1/3 ELIZABETH 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Dec 2024

to

30 Nov 2025

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

4/20 HUON PARK ROAD CRANBOURNE NORTH VIC 3977	\$596,000	18-Jun-25
8/21 ELIZABETH STREET CRANBOURNE NORTH VIC 3977	\$615,000	04-Jul-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 December 2025

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**4/20 HUON PARK ROAD
CRANBOURNE NORTH VIC 3977**

 3  2  2

Sold Price **\$596,000** Sold Date **18-Jun-25**

Distance **0.22km**



**8/21 ELIZABETH STREET
CRANBOURNE NORTH VIC 3977**

 3  2  2

Sold Price **\$615,000** Sold Date **04-Jul-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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