

## 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

14 CAREY STREET 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

\$840,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Feb 2025

to

31 Jan 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 34 MARINER CLOSE CRANBOURNE NORTH VIC 3977      | \$852,000 | 22-Oct-25 |
| 15 FAIRWAYS BOULEVARD CRANBOURNE NORTH VIC 3977 | \$870,100 | 28-Sep-25 |
| 6 JEFFERSON AVENUE CRANBOURNE NORTH VIC 3977    | \$840,000 | 08-Feb-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: 16 February 2026

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**34 MARINER CLOSE CRANBOURNE  
NORTH VIC 3977**

Sold Price

**\$852,000**

Sold Date

**22-Oct-25**

 4  2  2

Distance

**0.68km**



**15 FAIRWAYS BOULEVARD  
CRANBOURNE NORTH VIC 3977**

Sold Price

**\$870,100**

Sold Date

**28-Sep-25**

 4  2  2

Distance

**1.35km**



**6 JEFFERSON AVENUE  
CRANBOURNE NORTH VIC 3977**

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**08-Feb-26**

 4  2  2

Distance

**1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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