

## 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

8/16-18 PHELAN DRIVE 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

\$495,000

&

\$544,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,150

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Jul 2025

to

30 Jun 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 33 RENLIK CIRCUIT CRANBOURNE NORTH VIC 3977 | \$527,500 | 18-May-26 |
| 42 RENLIK CIRCUIT CRANBOURNE NORTH VIC 3977 | \$520,000 | 16-Jul-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: 28 July 2026

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**33 RENLIK CIRCUIT CRANBOURNE  
NORTH VIC 3977**

Sold Price

<sup>RS</sup>

**\$527,500**

Sold Date

**18-May-26**

 2

 1

 1

Distance

**4.71km**



**42 RENLIK CIRCUIT CRANBOURNE  
NORTH VIC 3977**

Sold Price

<sup>RS</sup>

**\$520,000**

Sold Date

**16-Jul-26**

 2

 1

 1

Distance

**4.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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