

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

2/9 CHERRYPLUM COURT 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Other

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

2/7-9 ELIZABETH STREET CRANBOURNE NORTH VIC 3977	\$489,950	04-Jan-25
101A ENDEAVOUR DRIVE CRANBOURNE NORTH VIC 3977	\$512,500	05-Jan-25
19 RENLIK CIRCUIT CRANBOURNE NORTH VIC 3977	\$525,000	13-Oct-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: 29 June 2026

Lily Keleher

M 0419130038

E lily.keleher@obrienrealestate.com.au



**2/7-9 ELIZABETH STREET
CRANBOURNE NORTH VIC 3977**

 2  1  1

Sold Price

\$489,950

Sold Date **04-Jan-25**

Distance **0.47km**



**101A ENDEAVOUR DRIVE
CRANBOURNE NORTH VIC 3977**

 2  1  1

Sold Price

\$512,500

Sold Date **05-Jan-25**

Distance **1.34km**



**19 RENLIK CIRCUIT CRANBOURNE
NORTH VIC 3977**

 2  1  1

Sold Price

\$525,000

Sold Date **13-Oct-25**

Distance **3.35km**

RS = Recent sale

UN = Undisclosed Sale

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