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	3/26 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	$495,000	&	$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$512,500	Property type	Unit	Suburb	Cranbourne North
Period-from	01 Oct 2024	to	30 Sep 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
1/1 WILLS COURT CRANBOURNE NORTH VIC 3977	$540,000	28-Aug-25
4/59 CLAIRMONT AVENUE CRANBOURNE VIC 3977	$505,000	19-Aug-25
5/107-109 BREENS ROAD CRANBOURNE WEST VIC 3977	$527,000	31-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: 20 October 2025

OBrien Real Estate

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1/1 WILLS COURT CRANBOURNE NORTH VIC 3977

2 1 1

Sold Price **$540,000** Sold Date **28-Aug-25**

Distance **1.11km**



4/59 CLAIRMONT AVENUE CRANBOURNE VIC 3977

2 1 1

Sold Price **$505,000** Sold Date **19-Aug-25**

Distance **1.39km**



5/107-109 BREENS ROAD CRANBOURNE WEST VIC 3977

2 1 1

Sold Price **$527,000** Sold Date **31-Jul-25**

Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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