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 NATURE CIRCUIT 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$775,000	Property type	House	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
5 KIRWAN DRIVE CRANBOURNE EAST VIC 3977	$820,000	16-Feb-26
8 LEAFY CIRCUIT CRANBOURNE EAST VIC 3977	$856,000	14-Jan-26
8 MERLIN DRIVE CRANBOURNE NORTH VIC 3977	$865,000	01-May-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: 30 June 2026

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5 KIRWAN DRIVE CRANBOURNE EAST VIC 3977

4 2 3

Sold Price **$820,000** Sold Date **16-Feb-26**

Distance **1.79km**



8 LEAFY CIRCUIT CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$856,000** Sold Date **14-Jan-26**

Distance **1.57km**



8 MERLIN DRIVE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **$865,000** Sold Date **01-May-26**

Distance **1.76km**

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

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