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 COBERLEY WAY 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$751,000	Property type	House	Suburb	Cranbourne North
Period-from	01 Jan 2025	to	31 Dec 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
3 SUPPLEJACK WALK CRANBOURNE NORTH VIC 3977	$610,000	23-Dec-25
192 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977	$670,000	28-Oct-25
5 COBERLEY WAY CRANBOURNE NORTH VIC 3977	$658,000	28-Aug-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: 23 January 2026

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3 SUPPLEJACK WALK CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price RS $610,000 Sold Date 23-Dec-25

Distance 1.17km



192 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price $670,000 Sold Date 28-Oct-25

Distance 1.5km



5 COBERLEY WAY CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price $658,000 Sold Date 28-Aug-25

Distance 0.03km

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

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