Property Price Statement

Single residentialproperty located in the Melbourne metropolitan area

Section47AFofthe Estate Agents Act 1980

Date Prepared 05/11/26

Property offered for sale

Address
Including suburb and postcode: 11 LANSELL DRIVE CRANBOURNE NORTH VIC 3977

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	4	2	2	173m²	558m²

Indicative selling price

Forthe meaning of*indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $760,000 & $835,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price	$780,000	Property type	House	Suburb	Cranbourne North
Period: from	01 Nov 2025	to	31 Oct 2026	Source	Cotality

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Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
10 MULBERRY COURT CRANBOURNE NORTH VIC 3977	$835,000	29-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	2	-	803m²

Comparable property 2

Address	Sale price	Date of sale
14 FIG COURT CRANBOURNE NORTH VIC 3977	$820,000	27-Apr-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	2	161m²	745m²

Comparable property 3

Address	Sale price	Date of sale
3 PEPPERBUSH CIRCUIT CRANBOURNE VIC 3977	$830,000	23-Jul-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	2	159m²	662m²

Reason there are fewer than three comparable properties

☐ ~~I,the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

N/A

Sale Outcome

Thesale priceofthe property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

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10 MULBERRY COURT
CRANBOURNE NORTH VIC 3977
HOUSE

4 2 2 803m² -

Sold Price RS $835,000 Sold Date 29-Jun-26
Distance 0.84km



14 FIG COURT CRANBOURNE
NORTH VIC 3977
HOUSE

3 2 2 745m² 161m²

Sold Price $820,000 Sold Date 27-Apr-26
Distance 1.71km



3 PEPPERBUSH CIRCUIT
CRANBOURNE VIC 3977
HOUSE

4 2 2 662m² 159m²

Sold Price $830,000 Sold Date 23-Jul-26
Distance 0.69km



8 NATURE CIRCUIT CRANBOURNE
NORTH VIC 3977
HOUSE

4 2 2 459m² 195m²

Sold Price RS $815,000 Sold Date 30-Sep-26
Distance 0.81km

RS= Recent sale UN= Undisclosed Sale

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11 HONEY MYRTLE WAY
CRANBOURNE VIC 3977
HOUSE

Sold Price $840,000 Sold Date 14-Jul-26

4 2 2 613m² -

Distance 0.51km



10 KIBO COURT CRANBOURNE
NORTH VIC 3977
HOUSE

Sold Price $805,000 Sold Date 02-Jun-26

3 2 2 700m² 139m²

Distance 1.87km



24 KURRAJONG COURT
CRANBOURNE NORTH VIC 3977
HOUSE

Sold Price $810,000 Sold Date 08-May-26

3 2 2 685m² 163m²

Distance 1.98km



13 JULIA COURT CRANBOURNE
NORTH VIC 3977
HOUSE

Sold Price Sold Date 21-Apr-26

3 2 2 655m² 125m²

Distance 0.79km

RS= Recent sale UN= Undisclosed Sale

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