

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

8/21 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

6/15 ELIZABETH STREET CRANBOURNE NORTH VIC 3977

\$610,000

18-Jul-24

2/3 MITCHELL COURT CRANBOURNE NORTH VIC 3977

\$595,000

02-Aug-24

1/1 CORRIGANS ROAD CRANBOURNE EAST VIC 3977

\$627,000

07-Apr-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: 27 June 2025



**6/15 ELIZABETH STREET
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price

\$610,000

Sold Date

18-Jul-24

Distance

0.1km



**2/3 MITCHELL COURT
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price

\$595,000

Sold Date

02-Aug-24

Distance

0.91km



**1/1 CORRIGANS ROAD
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price

\$627,000

Sold Date

07-Apr-25

Distance

3.84km

RS = Recent sale

UN = Undisclosed Sale

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