Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 14/10/26

Property offered for sale

Address
Including suburb and postcode: 11 ELIZA STREET 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	3	1	2	98m²	549m²

Indicative selling price

For the 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 $660,000 & $720,000

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: $778,000 | Property type: House | Suburb: Cranbourne North

Period: from 01 Oct 2025 to 30 Sep 2026 | Source: Cotality

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 JOSEPHINE AVENUE CRANBOURNE NORTH VIC 3977	$695,000	18-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	1	2	112m²	529m²

Comparable property 2

Address	Sale price	Date of sale
28 KELLETT STREET CRANBOURNE NORTH VIC 3977	$700,000	28-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	1	2	129m²	586m²

Comparable property 3

Address	Sale price	Date of sale
38 DENHAM CRESCENT CRANBOURNE NORTH VIC 3977	$712,000	26-Apr-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	1	2	111m²	530m²

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

The sale price of the 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 JOSEPHINE AVENUE CRANBOURNE NORTH VIC 3977

Sold Price **$695,000** Sold Date **18-Jun-26**

HOUSE

3 1 2 529m² 112m²

Distance **0.27km**

Notes from your agent

- 12.04 Squares of internal Living area excluding the garage and alfresco.
- 2 living areas and an enclosed alfresco.
- Unrenovated.
- Built in 1991.

28 KELLETT STREET CRANBOURNE NORTH VIC 3977

Sold Price **$700,000** Sold Date **28-Aug-26**

HOUSE

3 1 2 586m² 129m²

Distance **1.92km**

38 DENHAM CRESCENT CRANBOURNE NORTH VIC 3977

Sold Price **$712,000** Sold Date **26-Apr-26**

HOUSE

3 1 2 530m² 111m²

Distance **0.2km**

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

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