

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

9 CIRCLE DRIVE NORTH CRANBOURNE 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

\$760,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne

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

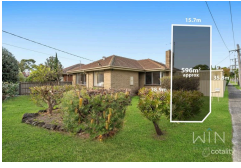
Date of sale

28 LURLINE STREET CRANBOURNE VIC 3977	\$775,000	03-Jun-26
10 DAMIAN COURT CRANBOURNE VIC 3977	\$770,000	18-Jan-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: 19 June 2026



28 LURLINE STREET CRANBOURNE Sold Price
VIC 3977

^{RS} **\$775,000** Sold Date **03-Jun-26**

 4  2  3

Distance **1.81km**



10 DAMIAN COURT CRANBOURNE Sold Price
VIC 3977

\$770,000 Sold Date **18-Jan-26**

 4  2  3

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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