

## 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

13 ROSSITER RETREAT CRANBOURNE NORTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Cranbourne North

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

6 ASCENT DRIVE CRANBOURNE NORTH VIC 3977	\$1,010,000	31-Mar-26
32 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977	\$1,040,000	26-Feb-26
5 SPRINGLANDS STREET LYNDHURST VIC 3975	\$1,070,000	15-May-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.~~

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**6 ASCENT DRIVE CRANBOURNE  
NORTH VIC 3977**

5 2 2

Sold Price **\$1,010,000** Sold Date **31-Mar-26**

Distance **2.54km**



**32 STRETTLE CRESCENT  
CRANBOURNE NORTH VIC 3977**

5 2 2

Sold Price **\$1,040,000** Sold Date **26-Feb-26**

Distance **0.44km**



**5 SPRINGLANDS STREET  
LYNDHURST VIC 3975**

4 2 2

Sold Price <sup>RS</sup> **\$1,070,000** Sold Date **15-May-26**

Distance **6.99km**

RS = Recent sale

UN = Undisclosed Sale

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