

## 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

11 MALMESBURY ROAD 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$776,500

Property type

House

Suburb

Cranbourne North

Period-from

01 Sep 2025

to

31 Aug 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

|                                                     |           |           |
|-----------------------------------------------------|-----------|-----------|
| 7 WINCHCOMBE WAY CRANBOURNE NORTH VIC 3977          | \$824,000 | 11-Jun-26 |
| 47 MOUNTAINVIEW BOULEVARD CRANBOURNE NORTH VIC 3977 | \$870,000 | 26-Jun-26 |
| 22 RAVENHURST CIRCUIT CRANBOURNE NORTH VIC 3977     | \$850,000 | 09-Jul-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: 04 September 2026



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**7 WINCHCOMBE WAY**  
**CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$824,000** Sold Date **11-Jun-26**

Distance **0.27km**



**47 MOUNTAINVIEW BOULEVARD**  
**CRANBOURNE NORTH VIC 3977**

4 2 4

Sold Price **\$870,000** Sold Date **26-Jun-26**

Distance **0.62km**



**22 RAVENHURST CIRCUIT**  
**CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$850,000** Sold Date **09-Jul-26**

Distance **0.75km**

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

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