

## 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

274 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$849,000

&

\$899,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$733,300

Property type

House

Suburb

Cranbourne North

Period-from

01 Aug 2024

to

31 Jul 2025

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

12 GLADIOLUS CIRCUIT CRANBOURNE NORTH VIC 3977	\$850,000	27-Mar-25
28 CHARLOCK DRIVE CRANBOURNE NORTH VIC 3977	\$870,000	18-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: 15 August 2025



**12 GLADIOLUS CIRCUIT  
CRANBOURNE NORTH VIC 3977**

 4
  2
  2

Sold Price **\$850,000** Sold Date **27-Mar-25**

Distance **1.37km**



**28 CHARLOCK DRIVE  
CRANBOURNE NORTH VIC 3977**

 4
  2
  2

Sold Price **\$870,000** Sold Date **18-Apr-25**

Distance **1.09km**

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

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