

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

3 TILIA DRIVE CRANBOURNE NORTH 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

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jul 2025

to

30 Jun 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

8 DALZIELL CRESCENT CRANBOURNE NORTH VIC 3977	\$672,000	06-Jun-26
30 SIMMENTAL DRIVE CLYDE NORTH VIC 3978	\$650,000	28-Jan-26
12 WILKIEA CRESCENT CRANBOURNE NORTH VIC 3977	\$682,000	23-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: 06 July 2026

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**8 DALZIELL CRESCENT
CRANBOURNE NORTH VIC 3977**

 3
  2
  1

Sold Price **\$672,000** Sold Date **06-Jun-26**

Distance **0.39km**



**30 SIMMENTAL DRIVE CLYDE
NORTH VIC 3978**

 3
  2
  1

Sold Price **\$650,000** Sold Date **28-Jan-26**

Distance **1.83km**



**12 WILKIEA CRESCENT
CRANBOURNE NORTH VIC 3977**

 3
  2
  1

Sold Price **\$682,000** Sold Date **23-Jan-26**

Distance **0.29km**

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

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