

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 Elodea Way, Cranbourne North, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$780,000

&

\$845,000

Median sale price

Median price

NA

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

03/03/2026

to

02/09/2026

Source

REA

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
10 BIBURY STREET, CRANBOURNE NORTH VIC 3977	\$880,000	19/08/2026
8 KIBO COURT, CRANBOURNE NORTH VIC 3977	\$780,000	07/08/2026
10 BROLIN TERRACE, CRANBOURNE NORTH VIC 3977	\$820,000	31/07/2026

This Statement of Information was prepared on: 02/09/2026