

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 26 Nature Circuit, Cranbourne North, VIC 3977

Indicative selling price

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

Price Range \$819,000 & \$899,000

Median sale price

Median price \$754,250 Property Type House Suburb Cranbourne North (3977)
Period - From 01/12/2024 to 30/11/2025 Source PropTrack

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
6 SPIRIT BOULEVARD, CRANBOURNE EAST VIC 3977	\$888,000	12/11/2025
27 NATURE CIRCUIT, CRANBOURNE NORTH VIC 3977	\$880,000	25/06/2025
17 PERRY CIRCUIT, CRANBOURNE NORTH VIC 3977	\$890,000	10/07/2025

This Statement of Information was prepared on: 12/12/2025