

# 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 7 Dalziell Crescent, 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)

Price Range

\$590,000

&

\$640,000

### Median sale price

Median price

NA

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/08/2022

to

31/07/2023

Source

Corelogic

**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
13 ELODEA WAY CRANBOURNE NORTH VIC 3977	\$610,000	24/04/2024
11 ORLEANA WAY CLYDE NORTH VIC 3978	\$635,000	18/02/2025
52 STATURE AVENUE CLYDE NORTH VIC 3978	\$625,000	03/02/2025

This Statement of Information was prepared on: 31/05/2025