

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 8 Caleana Court, Cranbourne North Vic 3977

Indicative selling price

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

Range between \$749,000 & \$799,000

Median sale price

Median price \$717,000 Property Type House Suburb Cranbourne North

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 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
1	20 William Thwaites Blvd CRANBOURNE NORTH 3977	\$800,000	10/03/2025
2	109 Robinswood Pde NARRE WARREN SOUTH 3805	\$800,000	13/12/2024
3	13 Cerbera Bnd CRANBOURNE NORTH 3977	\$780,000	12/11/2024

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 six months.~~

This Statement of Information was prepared on: 27/03/2025 10:57



 4  2  2

Property Type: Land
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$749,000 - \$799,000
Median House Price
Year ending December 2024: \$717,000

Comparable Properties



20 William Thwaites Blvd CRANBOURNE NORTH 3977 (REI)

Agent Comments

 4  2  2

Price: \$800,000
Method: Private Sale
Date: 10/03/2025
Property Type: House
Land Size: 448 sqm approx



109 Robinswood Pde NARRE WARREN SOUTH 3805 (REI/VG)

Agent Comments

 4  2  2

Price: \$800,000
Method: Private Sale
Date: 13/12/2024
Property Type: House
Land Size: 650 sqm approx



13 Cerbera Bnd CRANBOURNE NORTH 3977 (REI/VG)

Agent Comments

 4  2  2

Price: \$780,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 448 sqm approx

Account - Gem Realty



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