

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

11 Ronneback Walk, Cranbourne Vic 3977

Indicative selling price

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

Range between

\$585,000

&

\$640,000

Median sale price

Median price

\$717,500

Property Type

House

Suburb

Cranbourne

Period - From

01/07/2025

to

30/09/2025

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	17 Woodright Cirt CRANBOURNE 3977	\$580,000	03/09/2025
2	11 Aviara Wlk CRANBOURNE 3977	\$595,100	17/08/2025
3	14 Nanea Path CRANBOURNE 3977	\$620,000	13/08/2025

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:

16/10/2025 16:00



 3  2  2

Property Type: House
Land Size: 282 sqm approx
Agent Comments

Indicative Selling Price
\$585,000 - \$640,000
Median House Price
September quarter 2025: \$717,500

Comparable Properties



17 Woodright Cirt CRANBOURNE 3977 (REI)

Agent Comments

 3  2  2

Price: \$580,000
Method: Private Sale
Date: 03/09/2025
Property Type: House
Land Size: 164 sqm approx

11 Aviara Wlk CRANBOURNE 3977 (VG)

Agent Comments

 3  -  -

Price: \$595,100
Method: Sale
Date: 17/08/2025
Property Type: House - Attached House N.E.C.
Land Size: 182 sqm approx



14 Nanea Path CRANBOURNE 3977 (REI/VG)

Agent Comments

 3  2  2

Price: \$620,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 259 sqm approx

Account - Barry Plant | P: 03 9842 8888