

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
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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