

## 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

27 FRESHFIELDS DRIVE CRANBOURNE NORTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### 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 6 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

21 ZETA CIRCUIT CRANBOURNE NORTH VIC 3977	\$586,000	09-Jan-26
56 STATURE AVENUE CLYDE NORTH VIC 3978	\$575,000	30-Dec-25
33 ZETA CIRCUIT CRANBOURNE NORTH VIC 3977	\$550,000	12-Nov-25

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 6 months.~~

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**21 ZETA CIRCUIT CRANBOURNE  
NORTH VIC 3977**

3 2 1

Sold Price

<sup>RS</sup> **\$586,000** Sold Date **09-Jan-26**

Distance **0km**



**56 STATURE AVENUE CLYDE  
NORTH VIC 3978**

3 2 1

Sold Price

<sup>RS</sup> **\$575,000** Sold Date **30-Dec-25**

Distance **1.87km**



**33 ZETA CIRCUIT CRANBOURNE  
NORTH VIC 3977**

3 2 1

Sold Price

<sup>RS</sup> **\$550,000** Sold Date **12-Nov-25**

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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