

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

3 CILIATA STREET CRANBOURNE NORTH VIC 3977

Indicative selling price

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

Single Price

or range
between

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,250

Property type

House

Suburb

Cranbourne North

Period-from

01 Sep 2024

to

31 Aug 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

6 CILIATA STREET CRANBOURNE NORTH VIC 3977	\$722,500	09-May-25
13 TILDEN RISE CRANBOURNE NORTH VIC 3977	\$735,000	12-Jun-25
12 SABEL DRIVE CRANBOURNE NORTH VIC 3977	\$760,000	25-May-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.~~

This Statement of Information was prepared on: 30 September 2025



6 CILIATA STREET CRANBOURNE NORTH VIC 3977

 3
  2
  2

Sold Price

\$722,500

Sold Date

09-May-25

Distance

0.04km


13 TILDEN RISE CRANBOURNE NORTH VIC 3977

 3
  2
  2

Sold Price

\$735,000

Sold Date

12-Jun-25

Distance

0.4km


12 SABEL DRIVE CRANBOURNE NORTH VIC 3977

 3
  2
  2

Sold Price

\$760,000

Sold Date

25-May-25

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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