

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 COBERLEY WAY, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Single price

or range between

\$649,000

&

\$679,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

CRANBOURNE NORTH

Period - From

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales

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
43 PAXFORD DRIVE CRANBOURNE NORTH VIC 3977	\$654,000	24-Jun-25
31 PAXFORD DRIVE CRANBOURNE NORTH VIC 3977	\$645,000	10-Sep-24
17 BEECHTREE WAY CRANBOURNE NORTH VIC 3977	\$690,000	24-Jan-25

This Statement of Information was prepared on:

29/07/2025