

## 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

52 NATURE CIRCUIT CRANBOURNE NORTH VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$839,000

&

\$899,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$733,300

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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 58 WESTMORELAND AVENUE CRANBOURNE NORTH VIC 3977 | \$866,000 | 28-May-25 |
| 27 NATURE CIRCUIT CRANBOURNE NORTH VIC 3977      | \$880,000 | 25-Jun-25 |
| 17 PERRY CIRCUIT CRANBOURNE NORTH VIC 3977       | \$890,000 | 10-Jul-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: 03 September 2025


**58 WESTMORELAND AVENUE  
CRANBOURNE NORTH VIC 3977**

 4
  2
  2

Sold Price **\$866,000** Sold Date **28-May-25**

Distance **0.73km**


**27 NATURE CIRCUIT  
CRANBOURNE NORTH VIC 3977**

 4
  2
  2

Sold Price **\$880,000** Sold Date **25-Jun-25**

Distance **0.2km**


**17 PERRY CIRCUIT CRANBOURNE  
NORTH VIC 3977**

 4
  2
  2

Sold Price **\$890,000** Sold Date **10-Jul-25**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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