

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

6 NEWTON DRIVE 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

\$920,000

&

\$999,000

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

9 WALDEN COURT CRANBOURNE NORTH VIC 3977	\$930,088	21-Mar-25
2 WALDEN COURT CRANBOURNE NORTH VIC 3977	\$942,054	22-Apr-25
10 TOURNAMENT PLACE CRANBOURNE NORTH VIC 3977	\$980,000	14-Aug-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: 17 September 2025


**9 WALDEN COURT CRANBOURNE
NORTH VIC 3977**

Sold Price

\$930,088

Sold Date

21-Mar-25
 5

 2

 2

Distance

0.61km

**2 WALDEN COURT CRANBOURNE
NORTH VIC 3977**

Sold Price

\$942,054

Sold Date

22-Apr-25
 4

 2

 2

Distance

0.66km

**10 TOURNAMENT PLACE
CRANBOURNE NORTH VIC 3977**

Sold Price

^{RS} **\$980,000**

Sold Date

14-Aug-25
 4

 2

 2

Distance

0.47km
RS = Recent sale

UN = Undisclosed Sale

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