

## 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

8/21 ELIZABETH STREET 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

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Cranbourne North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

6/15 ELIZABETH STREET CRANBOURNE NORTH VIC 3977

\$610,000

18-Jul-24

2/3 MITCHELL COURT CRANBOURNE NORTH VIC 3977

\$595,000

02-Aug-24

1/1 CORRIGANS ROAD CRANBOURNE EAST VIC 3977

\$627,000

07-Apr-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: 27 June 2025



**6/15 ELIZABETH STREET  
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price

**\$610,000**

Sold Date

**18-Jul-24**

Distance

**0.1km**



**2/3 MITCHELL COURT  
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price

**\$595,000**

Sold Date

**02-Aug-24**

Distance

**0.91km**



**1/1 CORRIGANS ROAD  
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price

**\$627,000**

Sold Date

**07-Apr-25**

Distance

**3.84km**

RS = Recent sale

UN = Undisclosed Sale

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