

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 MOUNTAINVIEW BOULEVARD 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Sep 2025

to

31 Aug 2026

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

4 MOUNTAINVIEW BOULEVARD CRANBOURNE NORTH VIC 3977	\$950,000	30-Mar-26
3 ASPERA PLACE CRANBOURNE NORTH VIC 3977	\$957,500	24-Jul-26
41 DATURA AVENUE CRANBOURNE NORTH VIC 3977	\$950,000	17-Apr-26

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: 28 September 2026

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**4 MOUNTAINVIEW BOULEVARD
 CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price **\$950,000** Sold Date **30-Mar-26**

Distance **0.03km**



**3 ASPERA PLACE CRANBOURNE
 NORTH VIC 3977**

 4  2  2

Sold Price **\$957,500** Sold Date **24-Jul-26**

Distance **0.45km**



**41 DATURA AVENUE
 CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price **\$950,000** Sold Date **17-Apr-26**

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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