

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

22 SHANAHANS 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

\$1,150,000

&

\$1,250,000

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

17 LUCINDA LANE CRANBOURNE NORTH VIC 3977	\$1,295,000	25-Aug-25
266 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977	\$1,445,000	01-Jun-25
1 STONELEIGH ROAD CRANBOURNE NORTH VIC 3977	\$1,200,000	24-Jun-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.~~

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**17 LUCINDA LANE CRANBOURNE
NORTH VIC 3977**

5 3 2

Sold Price ^{RS} **\$1,295,000** Sold Date **25-Aug-25**

Distance **0.58km**



**266 ALISMA BOULEVARD
CRANBOURNE NORTH VIC 3977**

4 4 2

Sold Price **\$1,445,000** Sold Date **01-Jun-25**

Distance **0.66km**



**1 STONELEIGH ROAD
CRANBOURNE NORTH VIC 3977**

4 3 2

Sold Price **\$1,200,000** Sold Date **24-Jun-25**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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