

## 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

67 TRILLIUM BOULEVARD CRANBOURNE NORTH VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$920,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,250

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2024

to

30 Sep 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

|                                                   |             |           |
|---------------------------------------------------|-------------|-----------|
| 49 TRILLIUM BOULEVARD CRANBOURNE NORTH VIC 3977   | \$1,010,000 | 02-Sep-25 |
| 5 ASCENT DRIVE CRANBOURNE NORTH VIC 3977          | \$950,000   | 30-Sep-25 |
| 129 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977 | \$912,000   | 12-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.~~

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**49 TRILLIUM BOULEVARD  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$1,010,000** Sold Date **02-Sep-25**

Distance **0.15km**



**5 ASCENT DRIVE CRANBOURNE  
NORTH VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$950,000** Sold Date **30-Sep-25**

Distance **2.72km**



**129 WHEELERS PARK DRIVE  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$912,000** Sold Date **12-Aug-25**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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