

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

7 WINCHCOMBE WAY 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2025

to

28 Feb 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

3 ARAPILES STREET CRANBOURNE NORTH VIC 3977	\$835,000	25-Feb-26
105 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977	\$835,000	31-Oct-25
6 YAMBA CLOSE CRANBOURNE NORTH VIC 3977	\$849,250	29-Oct-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: 04 March 2026



**3 ARAPILES STREET
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

RS

\$835,000

Sold Date

25-Feb-26

Distance

0.87km



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

4 2 2

Sold Price

\$835,000

Sold Date

31-Oct-25

Distance

0.87km



**6 YAMBA CLOSE CRANBOURNE
NORTH VIC 3977**

4 2 2

Sold Price

\$849,250

Sold Date

29-Oct-25

Distance

0.97km



**54 STRETTLE CRESCENT
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

\$875,000

Sold Date

22-Oct-25

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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