

## 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

17 MAPLEWOOD COURT 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

\$1,150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jan 2025

to

31 Dec 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

82 ROSSITER RETREAT CRANBOURNE NORTH VIC 3977	\$1,025,000	01-Oct-25
49 TRILLIUM BOULEVARD CRANBOURNE NORTH VIC 3977	\$1,010,000	02-Sep-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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**82 ROSSITER RETREAT  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$1,025,000** Sold Date **01-Oct-25**

Distance **1.34km**



**49 TRILLIUM BOULEVARD  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$1,010,000** Sold Date **02-Sep-25**

Distance **0.97km**

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

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