

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

82 SABEL 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Feb 2025

to

31 Jan 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

192 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977	\$670,000	28-Oct-25
34 WILKIEA CRESCENT CRANBOURNE NORTH VIC 3977	\$640,000	31-Dec-25
24 COLONNADE STREET CLYDE NORTH VIC 3978	\$630,000	17-Nov-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: 17 February 2026



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

3 2 2

Sold Price

\$670,000

Sold Date

28-Oct-25

Distance

0.94km



**34 WILKIEA CRESCENT
CRANBOURNE NORTH VIC 3977**

3 2 1

Sold Price

^{RS} **\$640,000**

Sold Date

31-Dec-25

Distance

1.33km



**24 COLONNADE STREET CLYDE
NORTH VIC 3978**

3 2 1

Sold Price

\$630,000

Sold Date

17-Nov-25

Distance

3.51km



**64 MAJESTIC BOULEVARD
CRANBOURNE VIC 3977**

3 2 2

Sold Price

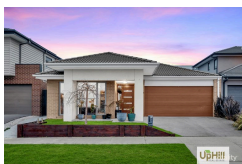
\$655,000

Sold Date

14-Nov-25

Distance

3.12km



**14 MOUNTJOY CIRCUIT CLYDE
NORTH VIC 3978**

3 2 2

Sold Price

\$672,000

Sold Date

24-Sep-25

Distance

4.98km

RS = Recent sale

UN = Undisclosed Sale

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