

## 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

5 SEBAGO TERRACE 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

\$880,000

&

\$940,000

### 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

|                                                   |           |           |
|---------------------------------------------------|-----------|-----------|
| 15 SEBAGO TERRACE CRANBOURNE NORTH VIC 3977       | \$895,000 | 30-Oct-25 |
| 101 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977 | \$933,000 | 19-Dec-25 |
| 126 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977 | \$940,000 | 15-Jan-26 |

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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**15 SEBAGO TERRACE  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$895,000** Sold Date **30-Oct-25**

Distance **0.08km**



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

4 2 2

Sold Price **\$933,000** Sold Date **19-Dec-25**

Distance **0.58km**



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

4 2 2

Sold Price **\$940,000** Sold Date **15-Jan-26**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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