

## 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 HAWKSHEAD PLACE 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

\$535,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

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

3/26 ELIZABETH STREET CRANBOURNE NORTH VIC 3977	\$553,000	26-Oct-25
3/16-18 PHELAN DRIVE CRANBOURNE NORTH VIC 3977	\$540,000	15-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.

This Statement of Information was prepared on: 12 March 2026



**3/26 ELIZABETH STREET  
CRANBOURNE NORTH VIC 3977**

2 1 1

Sold Price **\$553,000** Sold Date **26-Oct-25**

Distance **1.73km**



**3/16-18 PHELAN DRIVE  
CRANBOURNE NORTH VIC 3977**

2 1 1

Sold Price **\$540,000** Sold Date **15-Sep-25**

Distance **2.79km**

RS = Recent sale

UN = Undisclosed Sale

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