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	48 CHANTENAY PARADE 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	$815,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$761,500	Property type	House	Suburb	Cranbourne North
Period-from	01 May 2025	to	30 Apr 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
13 JULIA COURT CRANBOURNE NORTH VIC 3977	$810,000	29-Apr-26
10 LUMINA AVENUE CRANBOURNE NORTH VIC 3977	$830,000	18-Apr-26
44 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977	$830,000	13-Apr-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.~~

This Statement of Information was prepared on: 01 May 2026

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13 JULIA COURT CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price RS $810,000 Sold Date 29-Apr-26

Distance 2.23km



10 LUMINA AVENUE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price RS $830,000 Sold Date 18-Apr-26

Distance 1.11km



44 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price Sold Date 13-Apr-26

Distance 0.69km

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

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