

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

13 ROSSITER RETREAT 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

\$1,025,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$776,500

Property type

House

Suburb

Cranbourne North

Period-from

01 Aug 2025

to

31 Jul 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

6 ASCENT DRIVE CRANBOURNE NORTH VIC 3977	\$1,010,000	31-Mar-26
17 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977	\$990,000	10-May-26
32 STRETTLE CRESCENT CRANBOURNE NORTH VIC 3977	\$1,040,000	26-Feb-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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**6 ASCENT DRIVE CRANBOURNE
NORTH VIC 3977**

5 2 2

Sold Price **\$1,010,000** Sold Date **31-Mar-26**

Distance **2.52km**



**17 STRETTLER CRESCENT
CRANBOURNE NORTH VIC 3977**

5 4 2

Sold Price **\$990,000** Sold Date **10-May-26**

Distance **0.39km**



**32 STRETTLER CRESCENT
CRANBOURNE NORTH VIC 3977**

5 2 2

Sold Price **\$1,040,000** Sold Date **26-Feb-26**

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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