

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

8 OGLE WAY 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

\$800,000

&

\$880,000

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

10 KIBO COURT CRANBOURNE NORTH VIC 3977	\$805,000	02-Jun-26
10 MULBERRY COURT CRANBOURNE NORTH VIC 3977	\$835,000	29-Jun-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: 26 August 2026



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**10 KIBO COURT CRANBOURNE
NORTH VIC 3977**

3 2 2

Sold Price **\$805,000** Sold Date **02-Jun-26**

Distance **1.01km**



**10 MULBERRY COURT
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price ^{RS} **\$835,000** Sold Date **29-Jun-26**

Distance **1.13km**

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

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