

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

30 / 09 / 2026

Property offered for sale

Address
Including suburb and
postcode

17 ST GWINEAR LANE CRANBOURNE NORTH VIC 3977

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	4	2	2	203.51 SQM	576 SQM

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

N/A

or

Range between

\$840,000

&

\$870,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

[Insert N/A if the property is not to be sold by auction or fixed-date sale]

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$778,000

Property type

House

Suburb

Cranbourne North

Period: from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
47 MOUNTAINVIEW BOULEVARD CRANBOURNE NORTH VIC 3977	\$870,000	26-Jun-26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	4	2	2	172.68 SQM	600 SQM

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[Insert N/A if there were three comparable properties]

The agent has undertaken research of recent sales within the relevant locality and has considered sales occurring within the prescribed two-kilometre radius and preceding six-month period.

69 Linden Tree Way, Cranbourne North – sold for \$845,000 on 28 September 2026. This property provides a relevant comparison given its four-bedroom, two-bathroom and two-car configuration and sale price within the subject property's

current advertised range. While there are differences in land size and individual property features, the sale provides relevant evidence of current market activity for comparable four-bedroom homes within the locality.

10 Bibury Street, Cranbourne North – sold for \$880,000 on 19 August 2026. This property is considered relevant due to its four-bedroom, two-bathroom and two-car accommodation and its sale price being broadly aligned with the subject property's advertised price range. Differences in land size, presentation and property-specific features have been taken into consideration when assessing its relevance.

10 Brolin Terrace, Cranbourne North – sold for \$820,000 on 31 July 2026. This sale provides further supporting evidence for the subject property, being a recent four-bedroom, two-bathroom and two-car sale within the local market. The lower sale price relative to the subject property's advertised range has been considered, together with differences in land size, accommodation, presentation and overall property features.

The above sales have been considered by the agent having regard to their proximity, recency, accommodation, land size, property characteristics and achieved sale prices. The agent acknowledges that no comparable sale is identical to the property for sale and has therefore considered the above transactions collectively as market evidence when determining the current advertised price range of 840,000–**870,000** for 17 St Gwinear Lane, Cranbourne North.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	\$_____
Unconditional sale date	____/____/____