

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
78 ALISMA BOULEVARD 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 \$660,000 & \$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$751,000 Property type House Suburb Cranbourne North
Period-from 01 Jan 2025 to 31 Dec 2025 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
51 ABRUS CIRCUIT CRANBOURNE NORTH VIC 3977	\$720,000	08-Jan-26
184 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977	\$702,000	20-Aug-25
43 LINDEN TREE WAY CRANBOURNE NORTH VIC 3977	\$681,000	13-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.

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51 ABRUS CIRCUIT CRANBOURNE
NORTH VIC 3977

Sold Price

^{RS} \$720,000 Sold Date 08-Jan-26

3 2 1

Distance 0.64km



184 ALISMA BOULEVARD
CRANBOURNE NORTH VIC 3977

Sold Price

\$702,000 Sold Date 20-Aug-25

3 2 2

Distance 1km



43 LINDEN TREE WAY
CRANBOURNE NORTH VIC 3977

Sold Price

\$681,000 Sold Date 13-Sep-25

3 2 2

Distance 1.16km

RS = Recent sale

UN = Undisclosed Sale

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