

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

2 STEELE COURT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2025

to

28 Feb 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

8 GILLESPIE COURT CRANBOURNE NORTH VIC 3977	\$670,000	17-Nov-25
20 TOIRRAM CRESCENT CRANBOURNE VIC 3977	\$645,014	12-Oct-25
8 NESBIT COURT CRANBOURNE NORTH VIC 3977	\$680,000	12-Nov-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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8 GILLESPIE COURT CRANBOURNE NORTH VIC 3977 Sold Price **\$670,000** Sold Date **17-Nov-25**
Distance **0.18km**

3 1 2



20 TOIRRAM CRESCENT CRANBOURNE VIC 3977 Sold Price **\$645,014** Sold Date **12-Oct-25**
Distance **0.57km**

3 1 2



8 NESBIT COURT CRANBOURNE NORTH VIC 3977 Sold Price **\$680,000** Sold Date **12-Nov-25**
Distance **1.86km**

3 1 2

RS = Recent sale UN = Undisclosed Sale

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