

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

21 Hamilton Drive, Cranbourne North, Victoria 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000.00

 &

\$840,000.00

Median sale price

Median price	\$810,000.00	Property Type	Residential - Fully Detached House	Suburb	Cranbourne North
Period - From	30 Sept 2025	To	30 Dec 2025	Source	Valocity

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 2 Alder Way, Cranbourne, Victoria 3977	\$840,000.00	11 Oct 2025
2. 22 Forest Oak Court, Cranbourne, Victoria 3977	\$839,000.00	9 Aug 2025
3. 14 Norford Court, Cranbourne North, Victoria 3977	\$820,000.00	11 Jun 2025

This Statement of Information was prepared on:

31 Oct 2025