

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

101 WHEELERS PARK DRIVE 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

\$920,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Nov 2024

to

31 Oct 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

5 ALLAMBI COURT CRANBOURNE NORTH VIC 3977	1012500	16-Oct-25
129 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977	912000	12-Aug-25
23 ROSSITER RETREAT CRANBOURNE NORTH VIC 3977	955000	14-May-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.~~

This Statement of Information was prepared on: 02 November 2025



**5 ALLAMBI COURT CRANBOURNE
NORTH VIC 3977**

 4  3  2

Sold Price

^{RS} **1012500**

Sold Date

16-Oct-25

Distance

0.57km



**129 WHEELERS PARK DRIVE
CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price

912000

Sold Date

12-Aug-25

Distance

0.24km



**23 ROSSITER RETREAT
CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price

955000

Sold Date

14-May-25

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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