

## 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

32 KELLETT STREET CRANBOURNE NORTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,000

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

4 CRAIGTON COURT CRANBOURNE NORTH VIC 3977	\$770,000	23-Jul-25
8 BALOOK COURT CRANBOURNE NORTH VIC 3977	\$750,000	19-Sep-25
61 ELLIOTT PARADE LYNBROOK VIC 3975	\$775,000	24-Oct-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: 25 November 2025


**4 CRAIGTON COURT  
CRANBOURNE NORTH VIC 3977**
 3  2  1

 Sold Price **\$770,000** Sold Date **23-Jul-25**

 Distance **1.55km**

**8 BALOOK COURT CRANBOURNE  
NORTH VIC 3977**
 3  2  2

 Sold Price **\$750,000** Sold Date **19-Sep-25**

 Distance **0.07km**

**61 ELLIOTT PARADE LYNBROOK  
VIC 3975**
 3  2  2

 Sold Price <sup>RS</sup> **\$775,000** Sold Date **24-Oct-25**

 Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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