

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

17/10 MICKLEHAM 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

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

3/16-18 PHELAN DRIVE CRANBOURNE NORTH VIC 3977	540000	15-Sep-25
3/26 ELIZABETH STREET CRANBOURNE NORTH VIC 3977	553000	26-Oct-25
39 RENLIK CIRCUIT CRANBOURNE NORTH VIC 3977	522500	18-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.~~

This Statement of Information was prepared on: 12 March 2026



**3/16-18 PHELAN DRIVE
CRANBOURNE NORTH VIC 3977**

 2
  1
  1

Sold Price **540000** Sold Date **15-Sep-25**

Distance **4.94km**

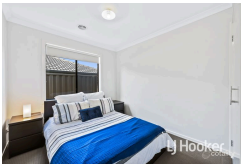


**3/26 ELIZABETH STREET
CRANBOURNE NORTH VIC 3977**

 2
  1
  1

Sold Price **553000** Sold Date **26-Oct-25**

Distance **3.8km**



**39 RENLIK CIRCUIT CRANBOURNE
NORTH VIC 3977**

 2
  1
  1

Sold Price **522500** Sold Date **18-Nov-25**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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