

## 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

1/20 HOOP PINE COURT 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Other

Suburb

Cranbourne North

Period-from

01 Feb 2025

to

31 Jan 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

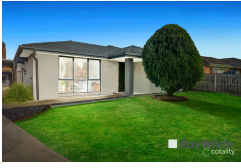
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/10 VALDA COURT CRANBOURNE VIC 3977  | \$610,000 | 13-Sep-25 |
| 1/6 DELMONT COURT CRANBOURNE VIC 3977 | \$635,000 | 08-Jan-26 |
|                                       |           |           |

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: 18 February 2026


**1/10 VALDA COURT CRANBOURNE  
VIC 3977**
 3
  2
  1

Sold Price

**\$610,000**

Sold Date

**13-Sep-25**

Distance

**0.71km**

**1/6 DELMONT COURT  
CRANBOURNE VIC 3977**
 3
  2
  1

Sold Price

<sup>RS</sup> **\$635,000** <sup>UN</sup>

Sold Date

**08-Jan-26**

Distance

**1.55km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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