

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

9 THOMPSONS ROAD 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

\$845,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

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

3 LLEWELLYN COURT CRANBOURNE NORTH VIC 3977	\$847,000	10-Sep-25
14 LUPIN COURT CRANBOURNE NORTH VIC 3977	\$810,000	24-Sep-25
10 BIANCO COURT CRANBOURNE NORTH VIC 3977	\$820,000	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: 05 February 2026


**3 LLEWELLYN COURT
CRANBOURNE NORTH VIC 3977**
 4  2  2

 Sold Price **\$847,000** Sold Date **10-Sep-25**

 Distance **0.92km**

**14 LUPIN COURT CRANBOURNE
NORTH VIC 3977**
 4  2  2

 Sold Price **\$810,000** Sold Date **24-Sep-25**

 Distance **1.41km**

**10 BIANCO COURT CRANBOURNE
NORTH VIC 3977**
 4  2  2

 Sold Price **\$820,000** Sold Date **18-Nov-25**

 Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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