

## 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

8 MERLIN DRIVE 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

\$849,000

&

\$899,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$761,500

Property type

House

Suburb

Cranbourne North

Period-from

01 Apr 2025

to

31 Mar 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

15 SEBAGO TERRACE CRANBOURNE NORTH VIC 3977	\$895,000	30-Oct-25
101 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977	\$933,000	19-Dec-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: 20 April 2026

**15 SEBAGO TERRACE  
CRANBOURNE NORTH VIC 3977**

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Sold Price **\$895,000** Sold Date **30-Oct-25**Distance **0.56km****101 WHEELERS PARK DRIVE  
CRANBOURNE NORTH VIC 3977**

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Sold Price **\$933,000** Sold Date **19-Dec-25**Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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