

## 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

5 PIMPERNEL PLACE 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

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jun 2025

to

30 April 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 10 AGATHIS ALLEY CRANBOURNE NORTH VIC 3977      | \$730,000 | 12-May-26 |
| 30 CHAMBERS CRESCENT CRANBOURNE NORTH VIC 3977  | \$710,000 | 04-Feb-26 |
| 5 AUTUMN FIELDS DRIVE CRANBOURNE NORTH VIC 3977 | \$690,000 | 13-Apr-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: 22 May 2026