

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

1/11-13 HEALEY STREET CRAIGIEBURN VIC 3064

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

\$385,000

&

\$423,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,600

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2024

to

30 Sep 2025

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

63A ROKEBY CRESCENT CRAIGIEBURN VIC 3064

\$420,000

24-Aug-25

4/7 WALTERS STREET CRAIGIEBURN VIC 3064

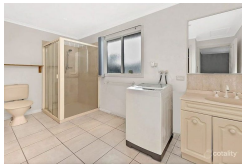
\$415,000

22-May-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 October 2025



**63A ROKEBY CRESCENT
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price

^{RS} **\$420,000** Sold Date **24-Aug-25**

Distance **1.41km**



**4/7 WALTERS STREET
CRAIGIEBURN VIC 3064**

 2  2  1

Sold Price

\$415,000 Sold Date **22-May-25**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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