

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

11 STUDLEY PARK WAY 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$664,750

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2024

to

30 Jun 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

50 NORTHUMBERLAND CIRCUIT CRAIGIEBURN VIC 3064	\$602,500	03-Jul-25
25 TOONGABBIE PLACE CRAIGIEBURN VIC 3064	\$647,000	05-May-25
6 APPIN CLOSE CRAIGIEBURN VIC 3064	\$630,000	28-Jun-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: 28 July 2025


**50 NORTHUMBERLAND CIRCUIT
CRAIGIEBURN VIC 3064**

 3
  2
  1

Sold Price

^{RS}
\$602,500

Sold Date

03-Jul-25

Distance

0.17km

**25 TOONGABBIE PLACE
CRAIGIEBURN VIC 3064**

 3
  1
  1

Sold Price

\$647,000

Sold Date

05-May-25

Distance

0.47km

**6 APPIN CLOSE CRAIGIEBURN VIC
3064**

 3
  2
  1

Sold Price

^{RS}
\$630,000

Sold Date

28-Jun-25

Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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