

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

115/1-15 BEDDISON ROAD 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

\$470,000

&

\$500,000

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

Corelogic

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

90/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$435,000	11-Feb-25
5/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$492,000	24-Mar-25
117/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$442,000	17-Feb-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: 21 July 2025



**90/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$435,000** Sold Date **11-Feb-25**

Distance **0km**

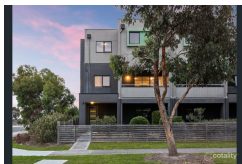


**5/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$492,000** Sold Date **24-Mar-25**

Distance **0km**



**117/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$442,000** Sold Date **17-Feb-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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