

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

12/31-57 PUNT 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Aug 2024

to

31 Jul 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

5/6 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	\$465,000	15-Mar-25
26/1 BRUNSWICK CRESCENT CRAIGIEBURN VIC 3064	\$450,000	03-May-25
115/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$470,000	10-Jul-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: 27 August 2025

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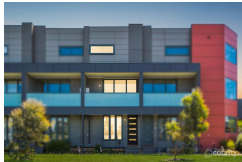


**5/6 LITTLE WINDROCK LANE
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$465,000** Sold Date **15-Mar-25**

Distance **0.2km**



**26/1 BRUNSWICK CRESCENT
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price **\$450,000** Sold Date **03-May-25**

Distance **0.45km**



**115/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$470,000** Sold Date **10-Jul-25**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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