

## 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

13 POWELL STREET CRAIGIEBURN VIC 3064

### 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

\$668,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$689,000

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2024

to

31 Oct 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

3 CROSSKEYS ROAD CRAIGIEBURN VIC 3064	\$680,000	26-Aug-25
9 BRICKWOOD CIRCUIT CRAIGIEBURN VIC 3064	\$670,000	12-Jul-25
12 MILLENNIUM ROAD CRAIGIEBURN VIC 3064	\$660,000	27-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: 10 November 2025



**3 CROSSKEYS ROAD  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$680,000** Sold Date **26-Aug-25**

Distance **0.26km**



**9 BRICKWOOD CIRCUIT  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$670,000** Sold Date **12-Jul-25**

Distance **0.75km**



**12 MILLENNIUM ROAD  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$660,000** Sold Date **27-May-25**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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