

# 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

15 LIGNUM 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

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

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

|  |           |           |
|--|-----------|-----------|
| 61 HUNTINGTON DRIVE CRAIGIEBURN VIC 3064 | \$630,000 | 26-Feb-25 |
| 46 KENSLEY CIRCUIT CRAIGIEBURN VIC 3064  | \$599,000 | 31-Mar-25 |
| 11 TUSMORE RISE CRAIGIEBURN VIC 3064     | \$623,500 | 18-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: 12 August 2025



# RELIANCE

real estate

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**61 HUNTINGTON DRIVE  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$630,000** Sold Date **26-Feb-25**

Distance **1.94km**



**46 KENSLEY CIRCUIT  
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$599,000** Sold Date **31-Mar-25**

Distance **2.05km**



**11 TUSMORE RISE CRAIGIEBURN  
VIC 3064**

3 2 2

Sold Price **\$623,500** Sold Date **18-Feb-25**

Distance **4.54km**

RS = Recent sale

UN = Undisclosed Sale

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