

## 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

16 PENINSULA CRESCENT 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

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,600

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2024

to

30 Sep 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

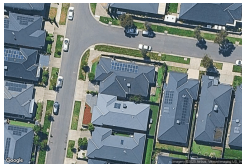
Date of sale

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 41 MOUNTLEIGH CIRCUIT CRAIGIEBURN VIC 3064 | \$765,000 | 08-Aug-25 |
| 22 STRIDENT ROAD CRAIGIEBURN VIC 3064      | \$744,000 | 11-Oct-25 |
| 38 FORTITUDE DRIVE CRAIGIEBURN VIC 3064    | \$787,000 | 06-Sep-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: 29 October 2025



## 41 MOUNTLEIGH CIRCUIT CRAIGIEBURN VIC 3064

 4  2  2

Sold Price

**\$765,000**

Sold Date **08-Aug-25**

Distance

**0.3km**



## 22 STRIDENT ROAD CRAIGIEBURN VIC 3064

 4  2  2

Sold Price

<sup>RS</sup> **\$744,000**

Sold Date **11-Oct-25**

Distance

**0.69km**



## 38 FORTITUDE DRIVE CRAIGIEBURN VIC 3064

 4  2  2

Sold Price

**\$787,000**

Sold Date **06-Sep-25**

Distance

**0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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