

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

1A FIRST AVENUE 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

\$550,000

&

\$600,000

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

2 CRESTWOOD LANE CRAIGIEBURN VIC 3064	\$656,500	04-Oct-25
30 FAWKNER LANE CRAIGIEBURN VIC 3064	\$607,000	13-Sep-25
15 EASTWOOD PLACE CRAIGIEBURN VIC 3064	\$582,750	21-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: 20 October 2025


**2 CRESTWOOD LANE
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price

RS

\$656,500

 Sold Date **04-Oct-25**

 Distance **0.81km**

**30 FAWKNER LANE CRAIGIEBURN
VIC 3064**

3 2 1

Sold Price

RS

\$607,000

 Sold Date **13-Sep-25**

 Distance **1.34km**

**15 EASTWOOD PLACE
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price

\$582,750

 Sold Date **21-Jul-25**

 Distance **2.53km**

RS = Recent sale

UN = Undisclosed Sale

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