

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 SPRING VALLEY 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,500

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1/40 GILLINGHAM CRESCENT CRAIGIEBURN VIC 3064	\$472,000	13-Feb-25
54A GILLINGHAM CRESCENT CRAIGIEBURN VIC 3064	\$470,000	17-Mar-25
1/8 WAVERLEY COURT CRAIGIEBURN VIC 3064	\$450,000	26-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: 08 July 2025



**1/40 GILLINGHAM CRESCENT
CRAIGIEBURN VIC 3064**

 3  1  1

Sold Price **\$472,000** Sold Date **13-Feb-25**

Distance **1.21km**



**54A GILLINGHAM CRESCENT
CRAIGIEBURN VIC 3064**

 3  1  -

Sold Price **\$470,000** Sold Date **17-Mar-25**

Distance **1.32km**



**1/8 WAVERLEY COURT
CRAIGIEBURN VIC 3064**

 4  -  -

Sold Price **\$450,000** Sold Date **26-May-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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