

## 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

21 BOTTLEBRUSH ROAD CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$610,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Craigieburn

Period-from

01 May 2024

to

30 Apr 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

|   |        |           |
|---|--------|-----------|
| 25 CLARENDON AVENUE CRAIGIEBURN VIC 3064      | 645000 | 15-Mar-25 |
| 126 MALCOLM CREEK PARADE CRAIGIEBURN VIC 3064 | 630000 | 30-Nov-24 |
| 16 DEMPSTER DRIVE CRAIGIEBURN VIC 3064        | 600000 | 10-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: 30 May 2025



**25 CLARENDON AVENUE  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **645000** Sold Date **15-Mar-25**

Distance **1.75km**



**126 MALCOLM CREEK PARADE  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **630000** Sold Date **30-Nov-24**

Distance **1.39km**



**16 DEMPSTER DRIVE CRAIGIEBURN  
VIC 3064**

3 2 2

Sold Price **600000** Sold Date **10-Feb-25**

Distance **0.89km**

RS = Recent sale      UN = Undisclosed Sale

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