

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 Eminence Way, Craigieburn, VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$670,000

&

\$710,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Craigieburn (3064)

Period - From

01/10/2024

to

30/09/2025

Source

REA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
37 CORONADO AVENUE, CRAIGIEBURN VIC 3064	\$700,000	20/10/2025
7 RIALTO CIRCUIT, CRAIGIEBURN VIC 3064	\$678,000	20/10/2025
132 WATTLETREE STREET, CRAIGIEBURN VIC 3064	\$701,000	18/10/2025

This Statement of Information was prepared on: 23/10/2025