

## 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

25 RHYOLITE DRIVE 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

\$695,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2024

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 11 LIEWAH CIRCUIT CRAIGIEBURN VIC 3064  | \$736,000 | 24-Jun-25 |
| 37 BRENTWICK DRIVE CRAIGIEBURN VIC 3064 | \$720,000 | 15-Mar-25 |
| 6 GLACIER STREET CRAIGIEBURN VIC 3064   | \$715,500 | 14-Jun-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: 07 August 2025

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**11 LIEWAH CIRCUIT CRAIGIEBURN  
VIC 3064**

4   2   2

Sold Price

RS

**\$736,000**

Sold Date

**24-Jun-25**

Distance

**0.28km**
**37 BRENTWICK DRIVE  
CRAIGIEBURN VIC 3064**

4   2   2

Sold Price

**\$720,000**

Sold Date

**15-Mar-25**

Distance

**0.32km**
**6 GLACIER STREET CRAIGIEBURN  
VIC 3064**

4   2   2

Sold Price

**\$715,500**

Sold Date

**14-Jun-25**

Distance

**0.47km**

RS = Recent sale

UN = Undisclosed Sale

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