

## 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

30 PERIWINKLE CIRCUIT CRAIGIEBURN VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$549,000

&

\$603,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$664,750

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

7 MILLSTREAM PASS CRAIGIEBURN VIC 3064	\$600,000	15-May-25
51 BOWRAL LOOP CRAIGIEBURN VIC 3064	\$590,000	19-Jul-25
11 FALLS AVENUE CRAIGIEBURN VIC 3064	\$595,000	24-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: 06 August 2025



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**7 MILLSTREAM PASS  
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$600,000** Sold Date **15-May-25**

Distance **1.32km**



**51 BOWRAL LOOP CRAIGIEBURN  
VIC 3064**

3 1 1

Sold Price <sup>RS</sup> **\$590,000** Sold Date **19-Jul-25**

Distance **2.56km**



**11 FALLS AVENUE CRAIGIEBURN  
VIC 3064**

3 2 1

Sold Price **\$595,000** Sold Date **24-May-25**

Distance **0.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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