

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

32 WATERGUM 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2024

to

31 May 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

6 COVENTRY LANE CRAIGIEBURN VIC 3064	\$632,500	08-Apr-25
1 MULBERRY PASS CRAIGIEBURN VIC 3064	\$650,000	15-May-25
34 BRADWORTH STREET CRAIGIEBURN VIC 3064	\$655,000	22-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: 30 June 2025



**6 COVENTRY LANE CRAIGIEBURN
VIC 3064**

 4  2  2

Sold Price

\$632,500

Sold Date

08-Apr-25

Distance

1.58km



**1 MULBERRY PASS CRAIGIEBURN
VIC 3064**

 4  2  2

Sold Price

\$650,000

Sold Date

15-May-25

Distance

1.98km



**34 BRADWORTH STREET
CRAIGIEBURN VIC 3064**

 4  1  -

Sold Price

\$655,000

Sold Date

22-May-25

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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