

## 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

48/20 HYDE PARK AVENUE 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

\$529,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Nov 2024

to

31 Oct 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

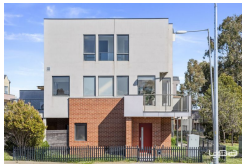
Date of sale

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 22 FEATHERPARK WAY CRAIGIEBURN VIC 3064   | \$530,000 | 16-Oct-25 |
| 829 AITKEN BOULEVARD CRAIGIEBURN VIC 3064 | \$520,000 | 26-Jun-25 |
| 7 TANZANITE CIRCUIT CRAIGIEBURN VIC 3064  | \$531,000 | 31-Jul-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: 26 November 2025



## 22 FEATHERPARK WAY CRAIGIEBURN VIC 3064

3 2 2

Sold Price **\$530,000** Sold Date **16-Oct-25**

Distance **1.16km**



## 829 AITKEN BOULEVARD CRAIGIEBURN VIC 3064

3 2 2

Sold Price **\$520,000** Sold Date **26-Jun-25**

Distance **1.97km**



## 7 TANZANITE CIRCUIT CRAIGIEBURN VIC 3064

3 2 2

Sold Price **\$531,000** Sold Date **31-Jul-25**

Distance **2.05km**

RS = Recent sale

UN = Undisclosed Sale

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