

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

50 FURLONG STREET 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,500

Property type

Unit

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

16/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$485,000	19-Jun-25
5/6 LITTLE WINDROCK LANE CRAIGIEBURN VIC 3064	\$465,000	15-Mar-25
19/24 HEALESVILLE LOOP CRAIGIEBURN VIC 3064	\$492,000	16-Apr-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: 05 August 2025



**16/60-70 CRADLE MOUNTAIN
DRIVE CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$485,000** Sold Date **19-Jun-25**

Distance **1.89km**



**5/6 LITTLE WINDROCK LANE
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$465,000** Sold Date **15-Mar-25**

Distance **0.39km**



**19/24 HEALESVILLE LOOP
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$492,000** Sold Date **16-Apr-25**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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