

## 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

66 BLUEBELL 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

\$675,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,600

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2024

to

30 Sep 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 38 BLUEBELL DRIVE CRAIGIEBURN VIC 3064    | \$685,000 | 22-Apr-25 |
| 44 PEPPERTREE PARADE CRAIGIEBURN VIC 3064 | \$685,000 | 05-Jul-25 |
| 21 PEMBURY STREET CRAIGIEBURN VIC 3064    | \$680,000 | 24-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: 09 October 2025



**38 BLUEBELL DRIVE CRAIGIEBURN VIC 3064** Sold Price **\$685,000** Sold Date **22-Apr-25**

 4  2  2

Distance **0.15km**



**44 PEPPERTREE PARADE CRAIGIEBURN VIC 3064** Sold Price Sold Date **05-Jul-25**

 4  2  2

Distance **0.25km**



**21 PEMBURY STREET CRAIGIEBURN VIC 3064** Sold Price **\$680,000** Sold Date **24-Jul-25**

 4  2  2

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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