

## 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

7 RIALTO 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,500

Property type

Land

Suburb

Craigieburn

Period-from

01 Sep 2024

to

31 Aug 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 17 TELOPEA ROAD CRAIGIEBURN VIC 3064  | \$582,000 | 05-Apr-25 |
| 65 GOSSIA AVENUE CRAIGIEBURN VIC 3064 | \$600,000 | 12-Aug-25 |
| 7 TRIFT STREET CRAIGIEBURN VIC 3064   | \$620,000 | 17-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: 24 September 2025

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**17 TELOPEA ROAD CRAIGIEBURN VIC 3064** Sold Price **\$582,000** Sold Date **05-Apr-25**  
Distance **0.55km**

3 2 1



**65 GOSSIA AVENUE CRAIGIEBURN VIC 3064** Sold Price **\$600,000** Sold Date **12-Aug-25**  
Distance **0.58km**

3 2 1



**7 TRIFT STREET CRAIGIEBURN VIC 3064** Sold Price **\$620,000** Sold Date **17-Apr-25**  
Distance **0.19km**

3 2 1

RS = Recent sale      UN = Undisclosed Sale

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