

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 7 Tanzanite Circuit, Craigieburn, VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$525,000

&

\$550,000

Median sale price

Median price

\$605,000

Property Type

Townhouse

Suburb

Craigieburn (3064)

Period - From

01/07/2024

to

30/06/2025

Source

REA

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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 TANZANITE CIRCUIT, CRAIGIEBURN VIC 3064	\$540,000	10/03/2025
43 REGATTA DRIVE, CRAIGIEBURN VIC 3064	\$525,000	01/04/2025
7 BALTIC WALK, CRAIGIEBURN VIC 3064	\$540,000	24/01/2025

This Statement of Information was prepared on: 17/07/2025