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	15/1 Brunswick Crescent, Craigieburn Vic 3064

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $483,251 Property Type Unit Suburb Craigieburn

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 six 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
1	32/8 Moresby Ct CRAIGIEBURN 3064	$450,000	01/09/2025
2	25 Lapis Wlk CRAIGIEBURN 3064	$441,100	19/07/2025
3	25/24 Healesville Loop CRAIGIEBURN 3064	$444,000	21/06/2025

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 six months.~~

This Statement of Information was prepared on: 24/11/2025 10:00

15/1 Brunswick Crescent, Craigieburn Vic 3064

JellisCraig

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Indicative Selling Price
$400,000 - $440,000
Median Unit Price
September quarter 2025: $483,251



2 2 1

Property Type: Townhouse

Agent Comments

plus study

Comparable Properties

32/8 Moresby Ct CRAIGIEBURN 3064 (VG)

2 - -

Agent Comments

Price: $450,000
Method: Sale
Date: 01/09/2025
Property Type: Flat/Unit/Apartment (Res)

25 Lapis Wlk CRAIGIEBURN 3064 (REI/VG)

2 2 1

Agent Comments

Price: $441,100
Method: Auction Sale
Date: 19/07/2025
Property Type: Townhouse (Res)



25/24 Healesville Loop CRAIGIEBURN 3064 (REI/VG)

2 2 1

Agent Comments

Price: $444,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)

REIV THE DIFFERENCE

propertydata .com.au

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