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	40 BRIDGEWATER ROAD 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~~		or range between	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	House	Suburb	Craigieburn
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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
25 ALMA STREET CRAIGIEBURN VIC 3064	$655,000	30-Oct-24
17 ROSSDALE STREET CRAIGIEBURN VIC 3064	$610,000	24-Oct-24
19 BANBURY CRESCENT CRAIGIEBURN VIC 3064	$611,000	22-Oct-24

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: 21 March 2025

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25 ALMA STREET CRAIGIEBURN VIC 3064

4 2 2

Sold Price **$655,000** Sold Date **30-Oct-24**

Distance **0.62km**



17 ROSSDALE STREET CRAIGIEBURN VIC 3064

3 1 2

Sold Price **$610,000** Sold Date **24-Oct-24**

Distance **1.41km**



19 BANBURY CRESCENT CRAIGIEBURN VIC 3064

3 2 1

Sold Price **$611,000** Sold Date **22-Oct-24**

Distance **1.31km**



22 LANGDON CRESCENT CRAIGIEBURN VIC 3064

4 1 2

Sold Price **$605,000** Sold Date **12-Dec-24**

Distance **0.59km**



3 FIRST AVENUE CRAIGIEBURN VIC 3064

4 2 2

Sold Price **$595,000** Sold Date **07-Nov-24**

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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