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<br>Including suburb and postcode | 29 TELOPEA 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 | $615,000 | & | $630,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $660,000 | Property type | House | Suburb | Craigieburn |
| Period-from | 01 May 2024 | to | 30 Apr 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 |
|---|---|---|
| 67 STREAMSIDE DRIVE CRAIGIEBURN VIC 3064 | $633,001 | 17-Mar-25 |
| 7 TRIFT STREET CRAIGIEBURN VIC 3064 | $620,000 | 30-Apr-25 |
| 18 WOODGROVE STREET CRAIGIEBURN VIC 3064 | $610,000 | 20-Mar-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: 19 May 2025

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**67 STREAMSIDE DRIVE CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **$633,001** Sold Date **17-Mar-25**

Distance **1.73km**



**7 TRIFT STREET CRAIGIEBURN VIC 3064**

3 2 1

Sold Price RS **$620,000** Sold Date **30-Apr-25**

Distance **0.58km**



**18 WOODGROVE STREET CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **$610,000** Sold Date **20-Mar-25**

Distance **1.02km**

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

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