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	1/11-13 HEALEY STREET 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	$436,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Craigieburn
Period-from	01 Nov 2024	to	31 Oct 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
3/62 GILLINGHAM CRESCENT CRAIGIEBURN VIC 3064	$485,000	08-Oct-25
3/31 HANSON ROAD CRAIGIEBURN VIC 3064	$460,000	12-May-25
4/31 HANSON ROAD CRAIGIEBURN VIC 3064	$460,000	12-May-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: 10 November 2025

Harcourts
Con Lonigro
P 03 9333 7999
M 0433 144 914
E con.lonigro@harcourtsrp.com.au



3/62 GILLINGHAM CRESCENT CRAIGIEBURN VIC 3064

2 1 2

Sold Price RS $485,000 Sold Date 08-Oct-25

Distance 0.9km

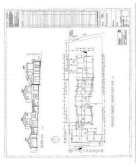


3/31 HANSON ROAD CRAIGIEBURN VIC 3064

2 1 1

Sold Price $460,000 Sold Date 12-May-25

Distance 0.47km



4/31 HANSON ROAD CRAIGIEBURN VIC 3064

2 1 1

Sold Price Sold Date 12-May-25

Distance 0.47km

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

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