

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 RAMSBURY 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$664,750

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2024

to

30 Jun 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

6 GILLINGHAM CRESCENT CRAIGIEBURN VIC 3064	\$761,898	28-May-25
40 BRIDGEWATER ROAD CRAIGIEBURN VIC 3064	\$700,000	26-Apr-25
5 SEDGEFIELD PLACE CRAIGIEBURN VIC 3064	\$740,000	15-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: 30 July 2025



6 GILLINGHAM CRESCENT CRAIGIEBURN VIC 3064

4 2 2

Sold Price **\$761,898** Sold Date **28-May-25**

Distance **0.6km**



40 BRIDGEWATER ROAD CRAIGIEBURN VIC 3064

4 2 2

Sold Price **\$700,000** Sold Date **26-Apr-25**

Distance **0.46km**



5 SEDGEFIELD PLACE CRAIGIEBURN VIC 3064

4 2 2

Sold Price **\$740,000** Sold Date **15-Mar-25**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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