

## 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

12 CAVALIER DRIVE CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2024

to

31 Jul 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 80 GALLANTRY AVENUE CRAIGIEBURN VIC 3064 | \$895,000 | 10-May-25 |
| 21 ANDAMAN DRIVE CRAIGIEBURN VIC 3064    | \$920,000 | 27-Apr-25 |
| 20 MORESBY COURT CRAIGIEBURN VIC 3064    | \$875,000 | 29-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: 21 August 2025



## 80 GALLANTRY AVENUE CRAIGIEBURN VIC 3064

4 3 2

Sold Price **\$895,000** Sold Date **10-May-25**

Distance **0.33km**



## 21 ANDAMAN DRIVE CRAIGIEBURN VIC 3064

4 3 2

Sold Price **\$920,000** Sold Date **27-Apr-25**

Distance **0.95km**



## 20 MORESBY COURT CRAIGIEBURN VIC 3064

4 2 2

Sold Price **\$875,000** Sold Date **29-Mar-25**

Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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