

## 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

34 GROVE ROAD 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

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jan 2025

to

31 Dec 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 26 EUPHORIA STREET CRAIGIEBURN VIC 3064    | \$800,000 | 29-Nov-25 |
| 19 DISTINCTION AVENUE CRAIGIEBURN VIC 3064 | \$800,000 | 04-Nov-25 |
| 16 PENINSULA CRESCENT CRAIGIEBURN VIC 3064 | \$817,000 | 22-Nov-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 January 2026



## 26 EUPHORIA STREET CRAIGIEBURN VIC 3064

4 2 2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **29-Nov-25**

Distance **0.99km**



## 19 DISTINCTION AVENUE CRAIGIEBURN VIC 3064

4 2 2

Sold Price

<sup>RS</sup> **\$800,000** <sup>UN</sup>

Sold Date **04-Nov-25**

Distance **1.23km**



## 16 PENINSULA CRESCENT CRAIGIEBURN VIC 3064

4 2 2

Sold Price

**\$817,000**

Sold Date **22-Nov-25**

Distance **1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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