

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

38 CLOPTON RISE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2025

to

31 Jan 2026

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

18 BRAVEHEART ROAD CRAIGIEBURN VIC 3064	\$800,000	04-Oct-25
9 DISTINCTION AVENUE CRAIGIEBURN VIC 3064	\$800,000	12-Dec-25
4 HEDGES STREET CRAIGIEBURN VIC 3064	\$800,600	29-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: 05 February 2026



18 BRAVEHEART ROAD CRAIGIEBURN VIC 3064

4 2 2

Sold Price **\$800,000** Sold Date **04-Oct-25**

Distance **0.57km**



9 DISTINCTION AVENUE CRAIGIEBURN VIC 3064

4 2 2

Sold Price Sold Date **12-Dec-25**

Distance **0.69km**



4 HEDGES STREET CRAIGIEBURN VIC 3064

4 2 2

Sold Price **\$800,600** Sold Date **29-Nov-25**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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