

## 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

196 CENTRAL PARK AVENUE 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$689,000

Property type

House

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 38 PERIWINKLE CIRCUIT CRAIGIEBURN VIC 3064 | \$715,000 | 19-Jul-25 |
| 78 CHAMPION PARADE CRAIGIEBURN VIC 3064    | \$720,700 | 02-Aug-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 November 2025



**38 PERIWINKLE CIRCUIT  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$715,000** Sold Date **19-Jul-25**

Distance **1.33km**



**78 CHAMPION PARADE  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$720,700** Sold Date **02-Aug-25**

Distance **1.22km**

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

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