

## 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

20 PLUMPTON 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

\$700,000

&

\$750,000

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 16 EASTERN STREET CRAIGIEBURN VIC 3064 | \$715,000 | 04-Oct-25 |
| 6 BRANDON COURT CRAIGIEBURN VIC 3064   | \$717,000 | 01-Nov-25 |
| 8 WICK CLOSE CRAIGIEBURN VIC 3064      | \$750,000 | 29-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.~~

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**16 EASTERN STREET CRAIGIEBURN** Sold Price **\$715,000** Sold Date **04-Oct-25**  
**VIC 3064**

 4  2  2

Distance **0.49km**



**6 BRANDON COURT CRAIGIEBURN** Sold Price **\$717,000** Sold Date **01-Nov-25**  
**VIC 3064**

 3  2  2

Distance **1.11km**



**8 WICK CLOSE CRAIGIEBURN VIC** Sold Price **\$750,000** Sold Date **29-Aug-25**  
**3064**

 3  2  2

Distance **1.37km**

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

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