

## 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

16 BERRIMA CLOSE 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

\$680,000

&

\$720,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 47 EMERALD CIRCUIT CRAIGIEBURN VIC 3064 | \$690,000 | 25-Oct-25 |
| 10 DIANNE AVENUE CRAIGIEBURN VIC 3064   | \$715,000 | 15-Sep-25 |
| 6 CRESTWOOD LANE CRAIGIEBURN VIC 3064   | \$700,000 | 15-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.~~

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**47 EMERALD CIRCUIT  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$690,000** Sold Date **25-Oct-25**

Distance **1.02km**



**10 DIANNE AVENUE CRAIGIEBURN  
VIC 3064**

 3  2  1

Sold Price **\$715,000** Sold Date **15-Sep-25**

Distance **1.82km**



**6 CRESTWOOD LANE  
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price **\$700,000** Sold Date **15-Nov-25**

Distance **0.82km**

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

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