

## 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

13/3 CROCKETT 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

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Apr 2025

to

31 Mar 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

28/20 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$440,000	15-Nov-25
9/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$425,000	30-Jan-26
1 AURA WAY CRAIGIEBURN VIC 3064	\$450,000	12-Oct-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: 06 April 2026



**28/20 HYDE PARK AVENUE  
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$440,000** Sold Date **15-Nov-25**

Distance **2.7km**



**9/1 HYDE PARK AVENUE  
CRAIGIEBURN VIC 3064**

 2  1  2

Sold Price **\$425,000** Sold Date **30-Jan-26**

Distance **2.74km**



**1 AURA WAY CRAIGIEBURN VIC  
3064**

 2  2  1

Sold Price **\$450,000** Sold Date **12-Oct-25**

Distance **2.73km**

RS = Recent sale      UN = Undisclosed Sale

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