

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

13/20 HYDE PARK AVENUE 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

\$380,000

&

\$410,000

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

14/20 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$388,000	24-Nov-25
180A GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$430,000	20-Sep-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: 27 April 2026



**14/20 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$388,000** Sold Date **24-Nov-25**

Distance **0km**



**180A GRAND BOULEVARD
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$430,000** Sold Date **20-Sep-25**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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