

## 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

17/1 HYDE 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

\$399,000

&

\$439,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jul 2025

to

30 Jun 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 19/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064 | \$403,000 | 12-Feb-25 |
| 14/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064 | \$440,000 | 05-Nov-25 |
| 23/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064 | \$415,000 | 11-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.~~

This Statement of Information was prepared on: 31 July 2026



**19/1 HYDE PARK AVENUE  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$403,000** Sold Date **12-Feb-25**

Distance **0.01km**



**14/1 HYDE PARK AVENUE  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$440,000** Sold Date **05-Nov-25**

Distance **0.01km**



**23/1 HYDE PARK AVENUE  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$415,000** Sold Date **11-Nov-25**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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