

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

12 ALEXANDER CIRCUIT 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Nov 2024

to

31 Oct 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

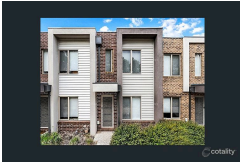
Date of sale

24 ETHERIDGE LANE CRAIGIEBURN VIC 3064	\$440,000	19-Sep-25
56 BAYANO WAY CRAIGIEBURN VIC 3064	\$425,000	10-Sep-25
4/9-19 GALTON CIRCUIT CRAIGIEBURN VIC 3064	\$470,002	19-Jul-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: 20 November 2025



**24 ETHERIDGE LANE
CRAIGIEBURN VIC 3064**

3 1 1

Sold Price **\$440,000** Sold Date **19-Sep-25**

Distance **1.91km**



**56 BAYANO WAY CRAIGIEBURN
VIC 3064**

3 2 2

Sold Price **\$425,000** Sold Date **10-Sep-25**

Distance **0.19km**



**4/9-19 GALTON CIRCUIT
CRAIGIEBURN VIC 3064**

3 1 1

Sold Price **\$470,002** Sold Date **19-Jul-25**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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