

Statement of Information

Prepared on 20th May 2026



12 Viewrise Walk CRAIGIEBURN VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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 VIEWRISE WALK 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,200

Property type

House

Suburb

Craigieburn

Period-from

01 Mar 2025

to

28 Feb 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

3/25 LYGON DRIVE CRAIGIEBURN VIC 3064	\$426,000	08-Jan-26
36 PENHALL DRIVE CRAIGIEBURN VIC 3064	\$456,750	26-Oct-25
26 PENHALL DRIVE CRAIGIEBURN VIC 3064	\$440,000	04-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: 20 May 2026

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**3/25 LYGON DRIVE CRAIGIEBURN
VIC 3064**

 2  1  1

Sold Price

\$426,000

Sold Date

08-Jan-26

Distance

1.28km



**36 PENHALL DRIVE CRAIGIEBURN
VIC 3064**

 2  1  1

Sold Price

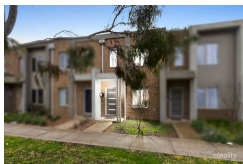
\$456,750

Sold Date

26-Oct-25

Distance

1.36km



**26 PENHALL DRIVE CRAIGIEBURN
VIC 3064**

 2  1  1

Sold Price

\$440,000

Sold Date

04-Oct-25

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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