

## 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

59/1-15 BEDDISON ROAD 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

\$380,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jun 2025

to

31 May 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 6/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064   | \$415,000 | 10-Mar-26 |
| 15/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064  | \$410,000 | 18-Apr-26 |
| 20/20 HYDE PARK AVENUE CRAIGIEBURN VIC 3064 | \$370,000 | 26-May-26 |

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: 09 June 2026



**6/1-15 BEDDISON ROAD  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$415,000** Sold Date **10-Mar-26**

Distance **0km**



**15/1-15 BEDDISON ROAD  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$410,000** Sold Date **18-Apr-26**

Distance **0km**



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

2 2 1

Sold Price <sup>RS</sup> **\$370,000** Sold Date **26-May-26**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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