

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

8/1-15 BEDDISON ROAD 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Aug 2024

to

31 Jul 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

73/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$377,500	03-Mar-25
13B HUNTINGTON DRIVE CRAIGIEBURN VIC 3064	\$385,000	09-Apr-25
41/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	-	23-Aug-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: 28 August 2025



**73/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price

\$377,500

Sold Date **03-Mar-25**

Distance

0km



**13B HUNTINGTON DRIVE
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price

\$385,000

Sold Date **09-Apr-25**

Distance

0.34km



**41/60-70 CRADLE MOUNTAIN
DRIVE CRAIGIEBURN VIC 3064**

2 1 1

Sold Price

^{RS} ^{UN}
-

Sold Date **23-Aug-25**

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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