

## 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

56 DISTINCTION 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

\$770,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Land

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

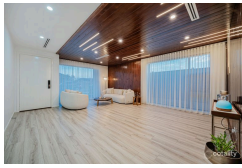
Date of sale

56 SCORIA CIRCUIT CRAIGIEBURN VIC 3064	\$825,000	12-Jan-26
27 VULCAN DRIVE CRAIGIEBURN VIC 3064	\$768,000	04-Jan-26
14 OCTAVIO STREET CRAIGIEBURN VIC 3064	\$756,000	02-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: 17 June 2026


**56 SCORIA CIRCUIT CRAIGIEBURN  
VIC 3064**
 4  2  2

Sold Price

**\$825,000**

Sold Date

**12-Jan-26**

Distance

**0.08km**

**27 VULCAN DRIVE CRAIGIEBURN  
VIC 3064**
 4  2  2

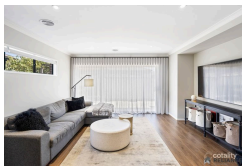
Sold Price

**\$768,000**

Sold Date

**04-Jan-26**

Distance

**0.6km**

**14 OCTAVIO STREET  
CRAIGIEBURN VIC 3064**
 4  2  2

Sold Price

**\$756,000**

Sold Date

**02-May-26**

Distance

**1.98km**

RS = Recent sale

UN = Undisclosed Sale

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