

## 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

11 NAUTICAL CRESCENT 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$434,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

4 CENTENNIAL PARK DRIVE CRAIGIEBURN VIC 3064	\$540,000	02-Jun-25
19 REGATTA DRIVE CRAIGIEBURN VIC 3064	\$550,000	19-Mar-25
65 REGATTA DRIVE CRAIGIEBURN VIC 3064	\$510,000	10-Apr-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: 23 June 2025



#### 4 CENTENNIAL PARK DRIVE CRAIGIEBURN VIC 3064

3 2 2

Sold Price

<sup>RS</sup> **\$540,000** Sold Date **02-Jun-25**

Distance **0.69km**



#### 19 REGATTA DRIVE CRAIGIEBURN VIC 3064

3 2 2

Sold Price

**\$550,000** Sold Date **19-Mar-25**

Distance **0km**



#### 65 REGATTA DRIVE CRAIGIEBURN VIC 3064

3 2 2

Sold Price

<sup>RS</sup> **\$510,000** Sold Date **10-Apr-25**

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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