

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

68/1-15 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

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$428,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 May 2024

to

30 Apr 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

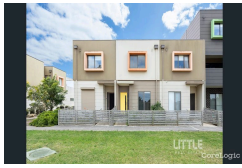
Date of sale

10/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$355,000	09-Dec-24
48/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$375,000	20-Feb-25
73/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$377,500	03-Mar-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: 13 May 2025



**10/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$355,000** Sold Date **09-Dec-24**

Distance **0km**



**48/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$375,000** Sold Date **20-Feb-25**

Distance **0km**



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

 2  1  1

Sold Price **\$377,500** Sold Date **03-Mar-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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