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	15/29 ARDSLEY CIRCUIT 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	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$491,500	Property type	Unit	Suburb	Craigieburn
Period-from	01 Sep 2025	to	31 Aug 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
28/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	$427,000	08-Apr-26
24/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	$410,000	30-Jun-26
6/29 ARDSLEY CIRCUIT CRAIGIEBURN VIC 3064	$428,000	21-Aug-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: 10 September 2026

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28/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064

2 1 1

Sold Price RS **$427,000** Sold Date **08-Apr-26**

Distance **0.71km**

24/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064

2 1 1

Sold Price **$410,000** Sold Date **30-Jun-26**

Distance **0.95km**

6/29 ARDSLEY CIRCUIT CRAIGIEBURN VIC 3064

2 1 1

Sold Price RS **$428,000** Sold Date **21-Aug-26**

Distance **0.06km**

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

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