

## 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

9 APPLEWOOD WAY CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$664,750

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2024

to

30 Jun 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

1 TIRRE LANE CRAIGIEBURN VIC 3064	\$490,000	18-Jan-25
6 BIRD CLOSE CRAIGIEBURN VIC 3064	\$555,000	05-Jul-25
39 Highbury Circuit CRAIGIEBURN VIC 3064	\$495,000	23-May-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: 15 July 2025



**1 TIREE LANE CRAIGIEBURN VIC 3064**

 2  1  2

Sold Price

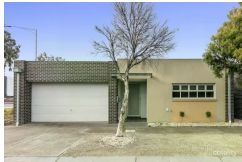
**\$490,000**

Sold Date

**18-Jan-25**

Distance

**0.72km**



**6 BIRD CLOSE CRAIGIEBURN VIC 3064**

 2  1  2

Sold Price

<sup>RS</sup> **\$555,000**

Sold Date

**05-Jul-25**

Distance

**1.54km**



**39 Highbury Circuit  
CRAIGIEBURN VIC 3064**

 2  1  2

Sold Price

**\$495,000**

Sold Date

**23-May-25**

Distance

**1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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