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

30 GREVILLEA STREET 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	\$740,000	&	\$780,000
Single Price		\$740,000	&	\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$660,000	Prope	erty type	ype House		Suburb	Craigieburn
Period-from	01 Jul 2024	to	30 Jun 2	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
20 BIRDSWOOD CRESCENT CRAIGIEBURN VIC 3064	\$763,000	07-Jun-25
34 THORESBY CIRCUIT CRAIGIEBURN VIC 3064	\$777,500	10-May-25
23 GROSVENOR SQUARE CRAIGIEBURN VIC 3064	\$750,000	27-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: 03 July 2025





Vanessa Lobley M 0477677855 E vanessa.lobley@dibattista.io



20 BIRDSWOOD CRESCENT **CRAIGIEBURN VIC 3064**

₾ 2 ⇔ 2 Sold Price

RS \$763,000 Sold Date 07-Jun-25

0.03km Distance



34 THORESBY CIRCUIT CRAIGIEBURN VIC 3064

₽ 2

Sold Price

^{RS}\$777,500 Sold Date 10-May-25

Distance 0.74km



23 GROSVENOR SQUARE **CRAIGIEBURN VIC 3064**

四 4

Sold Price

\$750,000 Sold Date 27-Mar-25

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.