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

22 RIVERSDALE STREET CRAIGIEBURN VIC 3064

Indicative selling price

Period-from

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

Single Price		or rang betwee	パンパン いいい いっぽう いいい いっぽう いっぽう いっぽう いっぽう いっぽう い	&	\$630,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$664,750	Property type	House	Suburb	Craigieburn			

30 Jun 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale	
12 HARDY AVENUE CRAIGIEBURN VIC 3064	\$615,000	14-Apr-25	
15 ENFIELD PLACE CRAIGIEBURN VIC 3064	\$591,000	21-Jun-25	
5 ROKEBY CRESCENT CRAIGIEBURN VIC 3064	\$630,000	17-Jan-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: 11 July 2025



Corelogic

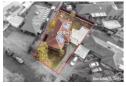
consumer.vic.gov.au



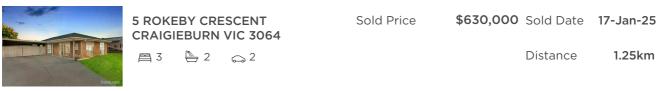
Vanessa Lobley M 0477677855 E vanessa.lobley@dibattista.io



	12 HARDY AVENUE CRAIGIEBURN VIC 3064			Sold Price	\$615,000	Sold Date	14-Apr-25
Casha"	a 3	() 1	ç . 4			Distance	1.13km



1.4	15 ENFIELD PLACE CRAIGIEBURN VIC 3064			Sold Price	^{RS} \$591,000	Sold Date	21-Jun-25
1	₿ 3	2	⇔ 3			Distance	1.2km



RS = Recent sale UN = Undisclosed Sale

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