

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

61 CHAMPION PARADE 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

\$845,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2024

to

31 May 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

7 VEDRO ROAD CRAIGIEBURN VIC 3064	\$927,000	11-Jan-25
35 EMBLEM WAY CRAIGIEBURN VIC 3064	\$843,000	01-Feb-25
80 GALLANTRY AVENUE CRAIGIEBURN VIC 3064	\$895,000	10-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: 03 June 2025



7 VEDRO ROAD CRAIGIEBURN VIC 3064

Sold Price

\$927,000

Sold Date

11-Jan-25



5



3



2

Distance

0.24km



35 EMBLEM WAY CRAIGIEBURN VIC 3064

Sold Price

\$843,000

Sold Date

01-Feb-25



3



2



-

Distance

0.63km



80 GALLANTRY AVENUE CRAIGIEBURN VIC 3064

Sold Price

^{RS} **\$895,000**

Sold Date

10-May-25



4



3



2

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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