

## 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

53 EMERALD CIRCUIT 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Land

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

|   |           |           |
|---|-----------|-----------|
| 12 WAVERLEY COURT CRAIGIEBURN VIC 3064    | \$600,000 | 17-Apr-25 |
| 18 WATTELGLEN STREET CRAIGIEBURN VIC 3064 | \$630,000 | 08-Mar-25 |
| 26 FIELD STREET CRAIGIEBURN VIC 3064      | \$655,000 | 07-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: 26 June 2025



**12 WAVERLEY COURT  
CRAIGIEBURN VIC 3064**

 4  2  4

Sold Price **\$600,000** Sold Date **17-Apr-25**

Distance **0.69km**



**18 WATTLEGLEN STREET  
CRAIGIEBURN VIC 3064**

 3  1  2

Sold Price **\$630,000** Sold Date **08-Mar-25**

Distance **0.76km**



**26 FIELD STREET CRAIGIEBURN  
VIC 3064**

 3  1  4

Sold Price **\$655,000** Sold Date **07-Mar-25**

Distance **0.59km**

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

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