

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 7 Tanzanite Circuit, Craigieburn, VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$525,000

&

\$550,000

### Median sale price

Median price

\$605,000

Property Type

Townhouse

Suburb

Craigieburn (3064)

Period - From

01/07/2024

to

30/06/2025

Source

REA

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|--|-----------|--------------|
| 38 TANZANITE CIRCUIT, CRAIGIEBURN VIC 3064 | \$540,000 | 10/03/2025   |
| 43 REGATTA DRIVE, CRAIGIEBURN VIC 3064     | \$525,000 | 01/04/2025   |
| 7 BALTIC WALK, CRAIGIEBURN VIC 3064        | \$540,000 | 24/01/2025   |

This Statement of Information was prepared on: 17/07/2025