

## 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

46 ROYAL TERRACE CRAIGIEBURN VIC 3064

### Indicative selling price

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

Single Price

\$1,050,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$689,000

Property type

House

Suburb

Craigieburn

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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

3 OLRIG GROVE CRAIGIEBURN VIC 3064	\$910,000	18-Oct-25
4 LAUDERDALE DRIVE CRAIGIEBURN VIC 3064	\$1,090,000	17-Aug-25
25 KENSLEY CIRCUIT CRAIGIEBURN VIC 3064	\$1,075,000	06-Sep-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: 05 December 2025



**3 OLRIG GROVE CRAIGIEBURN VIC 3064** Sold Price

<sup>RS</sup> **\$910,000** Sold Date **18-Oct-25**

 4  2  2

Distance **0.58km**



**4 LAUDERDALE DRIVE CRAIGIEBURN VIC 3064** Sold Price

**\$1,090,000** Sold Date **17-Aug-25**

 4  2  2

Distance **0.83km**



**25 KENSLEY CIRCUIT CRAIGIEBURN VIC 3064** Sold Price

**\$1,075,000** Sold Date **06-Sep-25**

 4  2  2

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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