

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

3 Christopher Crescent, Tullamarine Vic 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$777,500

Property Type

House

Suburb

Tullamarine

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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 six 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 100 Dawson St TULLAMARINE 3043 | \$865,000 | 13/02/2026 |
| 2 | 18 Brunton Cr TULLAMARINE 3043 | \$805,000 | 12/11/2025 |
| 3 | 19 Parnell Cr GLADSTONE PARK 3043 | \$850,000 | 08/11/2025 |

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 six months.~~

This Statement of Information was prepared on:

02/03/2026 13:32



Rooms: 5
Property Type: House (Res)
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
Year ending December 2025: \$777,500

Comparable Properties



100 Dawson St TULLAMARINE 3043 (REI)

Agent Comments



Price: \$865,000
Method: Sold Before Auction
Date: 13/02/2026
Property Type: House (Res)
Land Size: 578 sqm approx



18 Brunton Cr TULLAMARINE 3043 (REI/VG)

Agent Comments



Price: \$805,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: House (Res)
Land Size: 534 sqm approx



19 Parnell Cr GLADSTONE PARK 3043 (REI/VG)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 541 sqm approx

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