

## 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

31 COULEE STREET 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

or range  
between

\$560,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$706,200

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2025

to

31 Jan 2026

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

158A FAIRWAYS BOULEVARD CRAIGIEBURN VIC 3064	\$575,000	06-Nov-25
156 FAIRWAYS BOULEVARD CRAIGIEBURN VIC 3064	\$640,000	24-Nov-25
18 SAINT ROAD CRAIGIEBURN VIC 3064	\$615,500	21-Dec-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: 23 February 2026



**158A FAIRWAYS BOULEVARD  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$575,000** Sold Date **06-Nov-25**

Distance **0.54km**

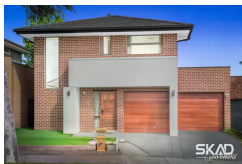


**156 FAIRWAYS BOULEVARD  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$640,000** Sold Date **24-Nov-25**

Distance **0.52km**



**18 SAINT ROAD CRAIGIEBURN VIC  
3064**

3 2 2

Sold Price **\$615,500** Sold Date **21-Dec-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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