

## 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 GILDED WAY 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

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

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

15 GILDED WAY CRAIGIEBURN VIC 3064	\$538,000	06-Nov-25
16 YARRAMIE CIRCUIT CRAIGIEBURN VIC 3064	\$570,000	12-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: 18 February 2026



**15 GILDED WAY CRAIGIEBURN VIC 3064** Sold Price **\$538,000** Sold Date **06-Nov-25**

 3
  2
  2

Distance **0km**



**16 YARRAMIE CIRCUIT CRAIGIEBURN VIC 3064** Sold Price **\$570,000** Sold Date **12-Dec-25**

 3
  2
  2

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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