

## 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

11 BLACK RANGE AVENUE 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

\$680,000

&

\$710,000

### 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

12 MARCHMONT RISE CRAIGIEBURN VIC 3064	\$702,000	28-Aug-25
25 WOODFORD STREET CRAIGIEBURN VIC 3064	\$710,000	30-Jan-26
25 QUEBEC AVENUE CRAIGIEBURN VIC 3064	\$690,000	26-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: 16 February 2026



**12 MARCHMONT RISE  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$702,000** Sold Date **28-Aug-25**

Distance **1.3km**



**25 WOODFORD STREET  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price <sup>RS</sup> **\$710,000** Sold Date **30-Jan-26**

Distance **1.33km**



**25 QUEBEC AVENUE  
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$690,000** Sold Date **26-Sep-25**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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