

## 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

10 CYAN WALK 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

\$545,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Aug 2025

to

31 Jul 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 22 YARRAMIE CIRCUIT CRAIGIEBURN VIC 3064 | \$548,000 | 01-Jun-26 |
| 6/4 DELANY LANE CRAIGIEBURN VIC 3064     | \$550,000 | 20-May-26 |
| 19 GILDED WAY CRAIGIEBURN VIC 3064       | \$555,000 | 16-Apr-26 |

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: 06 August 2026

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## 22 YARRAMIE CIRCUIT CRAIGIEBURN VIC 3064

3 2 2

Sold Price **\$548,000** Sold Date **01-Jun-26**

Distance **0.73km**



## 6/4 DELANY LANE CRAIGIEBURN VIC 3064

3 2 2

Sold Price **\$550,000** Sold Date **20-May-26**

Distance **0.69km**



## 19 GILDED WAY CRAIGIEBURN VIC 3064

3 2 2

Sold Price **\$555,000** Sold Date **16-Apr-26**

Distance **1.95km**

RS = Recent sale UN = Undisclosed Sale

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