

## 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

21 BRECCIA 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Craigieburn

Period-from

01 Mar 2025

to

28 Feb 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 19 BRECCIA STREET CRAIGIEBURN VIC 3064  | \$760,000 | 08-Oct-25 |
| 9 LANSELL STREET CRAIGIEBURN VIC 3064   | \$762,000 | 22-Nov-25 |
| 7 KIRRIBILLI CLOSE CRAIGIEBURN VIC 3064 | \$740,000 | 09-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: 19 March 2026



## 19 BRECCIA STREET CRAIGIEBURN VIC 3064

Sold Price

**\$760,000**

Sold Date

**08-Oct-25**



4



2



2

Distance

**0.01km**



## 9 LANSELL STREET CRAIGIEBURN VIC 3064

Sold Price

**\$762,000**

Sold Date

**22-Nov-25**



4



2



2

Distance

**0.43km**



## 7 KIRRIBILLI CLOSE CRAIGIEBURN VIC 3064

Sold Price

**\$740,000**

Sold Date

**09-Dec-25**



4



2



2

Distance

**1.06km**

RS = Recent sale

UN = Undisclosed Sale

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