

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

7 AVENEL GARDENS CRAIGIEBURN VIC 3064

Indicative selling price

For the meaning of this price see 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

1 AVENEL GARDENS CRAIGIEBURN VIC 3064	\$712,000	20-Sep-25
5 MOUNT PIPER RISE CRAIGIEBURN VIC 3064	\$770,000	23-Nov-24
21 BALLARAT COURT CRAIGIEBURN VIC 3064	\$752,000	24-Jul-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 March 2026



1 AVENEL GARDENS CRAIGIEBURN VIC 3064

Sold Price **\$712,000** Sold Date **20-Sep-25**

3 2 2

Distance **0.04km**



5 MOUNT PIPER RISE CRAIGIEBURN VIC 3064

Sold Price **\$770,000** Sold Date **23-Nov-24**

3 2 2

Distance **0.1km**



21 BALLARAT COURT CRAIGIEBURN VIC 3064

Sold Price **\$752,000** Sold Date **24-Jul-25**

3 2 2

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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