

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

1/91 DIANNE AVENUE 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

\$549,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

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

79A DIANNE AVENUE CRAIGIEBURN VIC 3064	\$550,000	21-Jan-26
7 PINES WAY CRAIGIEBURN VIC 3064	\$550,000	30-Sep-25
3/17 PEMBROKE CRESCENT CRAIGIEBURN VIC 3064	\$545,000	20-Feb-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: 27 March 2026


**79A DIANNE AVENUE
CRAIGIEBURN VIC 3064**
 3  2  1

Sold Price \$550,000 Sold Date 21-Jan-26
Distance 0.09km

**7 PINES WAY CRAIGIEBURN VIC
3064**
 3  2  1

Sold Price Sold Date 30-Sep-25
Distance 0.75km

**3/17 PEMBROKE CRESCENT
CRAIGIEBURN VIC 3064**
 3  1  1

Sold Price ^{RS} \$545,000 Sold Date 20-Feb-26
Distance 1.03km

RS = Recent sale **UN** = Undisclosed Sale

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