

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

27/29 ARDSLEY CIRCUIT 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Apr 2025

to

31 Mar 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

11/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$456,000	15-Nov-25
14/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$440,000	05-Nov-25
28/20 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$440,000	15-Nov-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: 15 April 2026

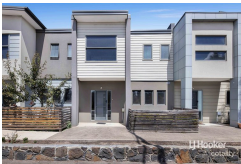

**11/1 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**
 2
  1
  1

 Sold Price **\$456,000** Sold Date **15-Nov-25**

 Distance **0.14km**

**14/1 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**
 2
  1
  1

 Sold Price **\$440,000** Sold Date **05-Nov-25**

 Distance **0.14km**

**28/20 HYDE PARK AVENUE
CRAIGIEBURN VIC 3064**
 2
  1
  1

 Sold Price Sold Date **15-Nov-25**

 Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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