

## 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

5 TEPHRA CRESCENT 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

\$785,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$721,500

Property type

House

Suburb

Craigieburn

Period-from

01 Sep 2025

to

31 Aug 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 56 SCORIA CIRCUIT CRAIGIEBURN VIC 3064     | \$825,000 | 12-Jan-26 |
| 61 DISTINCTION AVENUE CRAIGIEBURN VIC 3064 | \$825,000 | 20-Aug-26 |
| 12 CLOPTON RISE CRAIGIEBURN VIC 3064       | \$836,000 | 28-Mar-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: 03 September 2026


**56 SCORIA CIRCUIT CRAIGIEBURN  
VIC 3064**

 4
  2
  2

Sold Price

**\$825,000**

Sold Date

**12-Jan-26**

Distance

**0.26km**

**61 DISTINCTION AVENUE  
CRAIGIEBURN VIC 3064**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$825,000**

Sold Date

**20-Aug-26**

Distance

**0.33km**

**12 CLOPTON RISE CRAIGIEBURN  
VIC 3064**

 4
  2
  2

Sold Price

**\$836,000**

Sold Date

**28-Mar-26**

Distance

**0.43km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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