

## 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

4 ROKEBY 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

\$745,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

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

4 BELSAY PLACE CRAIGIEBURN VIC 3064	\$750,000	28-Mar-26
45 HANSON ROAD CRAIGIEBURN VIC 3064	\$750,000	25-Mar-26
13 BRAMPTON CLOSE CRAIGIEBURN VIC 3064	\$743,000	16-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: 01 April 2026



**4 BELSAY PLACE CRAIGIEBURN  
VIC 3064**

 3  2  2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date **28-Mar-26**

Distance **0.73km**



**45 HANSON ROAD CRAIGIEBURN  
VIC 3064**

 3  2  2

Sold Price

Sold Date **25-Mar-26**

Distance **1.07km**



**13 BRAMPTON CLOSE  
CRAIGIEBURN VIC 3064**

 3  2  4

Sold Price

<sup>RS</sup> **\$743,000**

Sold Date **16-Mar-26**

Distance **1.49km**

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

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