

# 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	64 Rhyolite Drive, Craigieburn, Vic 3064
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$840,000

& \$880,000

### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$738,250</span>	Property type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Craigieburn</span>
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Period - From	<span style="border: 1px solid black; padding: 2px;">01/11/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/01/2026</span>	Source	 <span style="border: 1px solid black; padding: 2px;">PropTrack</span>
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### 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 six 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
57 Rhyolite Drive, Craigieburn, VIC 3064	\$857,500	21/01/2026
3 Liewah Circuit, Craigieburn, VIC 3064	\$855,000	25/11/2025
15 Kilimanjaro Street, Craigieburn, VIC 3064	\$860,000	14/01/2026

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 six months.

This Statement of Information was prepared on: 12/02/2026