Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	21/4 Delany Lane 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		or range between	$530,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median price	660K	*Town House	X	Suburb	Craigieburn VIC 3064
Period - From	01/09/2025	to	30/8/2026	Source	Realestate.com

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
29 Viewmont Avenue, Craigieburn, Vic 3064	$685,000	07/09/2026
5 Baltic Walk, Craigieburn, Vic 3064	$575,000	12/09/2026
13 Leawood Glade, Craigieburn, Vic 3064	$608,000	02/09/2026

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.