

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

51 Bridgewater Road, 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

650K

or range between

\$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

660K

*House

X

*Unit

Suburb

Craigieburn VIC 3064

Period - From

1/09/2025

to

30/09/2026

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
19 Beacon Hills Crescent, Craigieburn, Vic 3064	\$935,000	03/10/2026
41 Hanson Road, Craigieburn, Vic 3064	\$740,000	23/09/2026
4 Watchet Court, Craigieburn, Vic 3064	\$640,000	14/09/2026

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.

This Statement of Information was prepared on:

12/10/2026