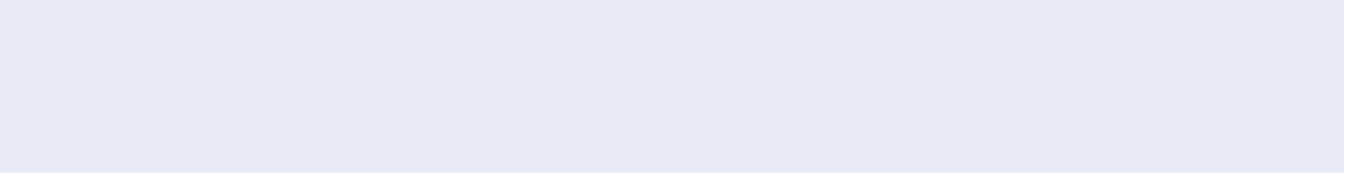




COMPARATIVE MARKET ANALYSIS

322 MARATHON BOULEVARD, CRAIGIEBURN, VIC 3064

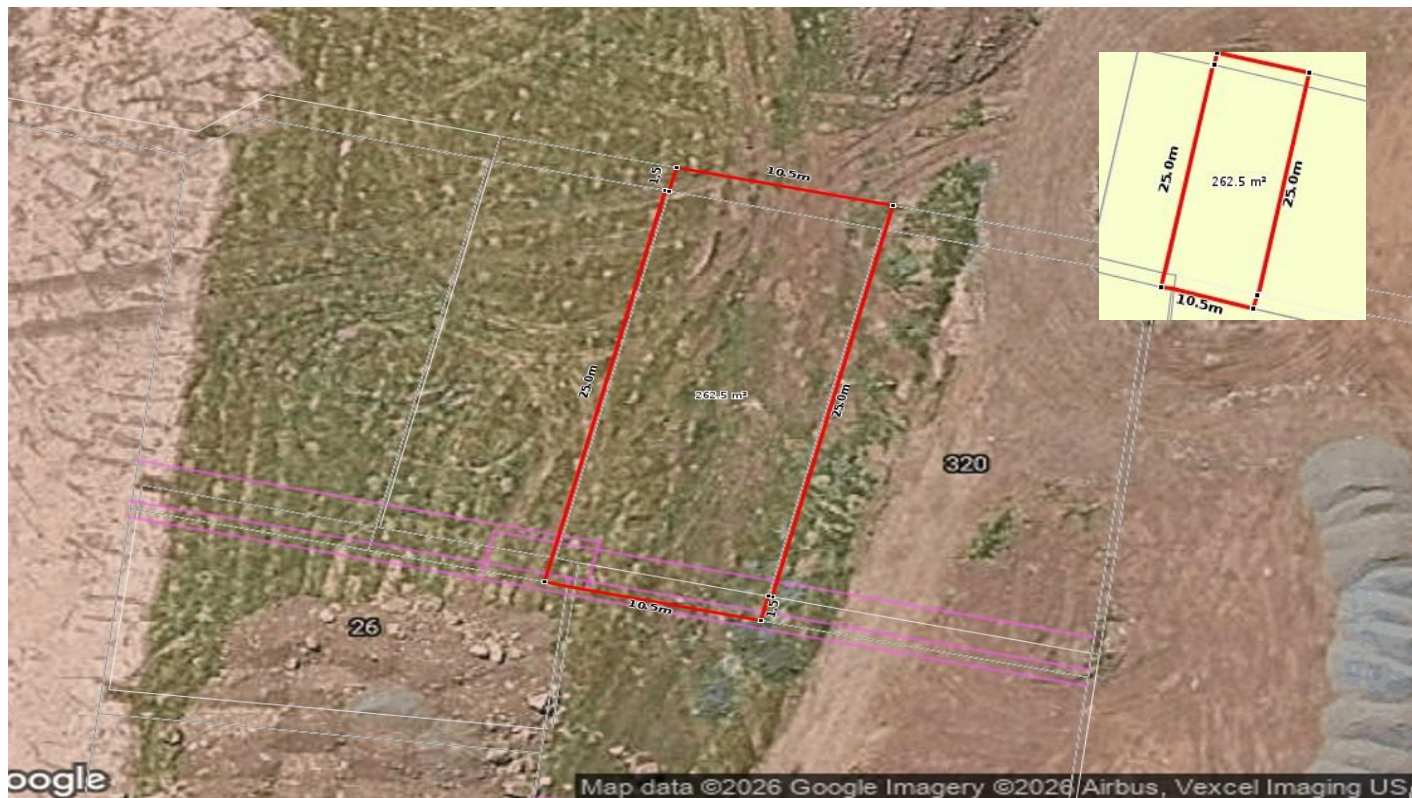
PREPARED BY VANDANA KHANNA, CAPITAL & CO. REAL ESTATE



Amrit Kaur
322 Marathon Boulevard
Craigieburn, VIC, 3064

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Capital & Co. Real Estate
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Office Phone: 03 8189 5256
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322 MARATHON BOULEVARD, CRAIGIEBURN, VIC 3064



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: House - N/A

RPD: 60301//PS905675 (12610933)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Zoning

Council: HUME CITY

Features: Improvements: Intercom, Dishwasher, Floorboards

4 2 2

Area: 263 m²

Area \$/m²: \$1,435

Water/Sewerage:

Property ID: 1515368120 /

UBD Ref: UBD Ref: 101 M12

Sales History

Sale Amount: Sale Date: Vendor:

\$ 376,000 08/05/2025 THE PROPRIETORS

Area:

262 m²

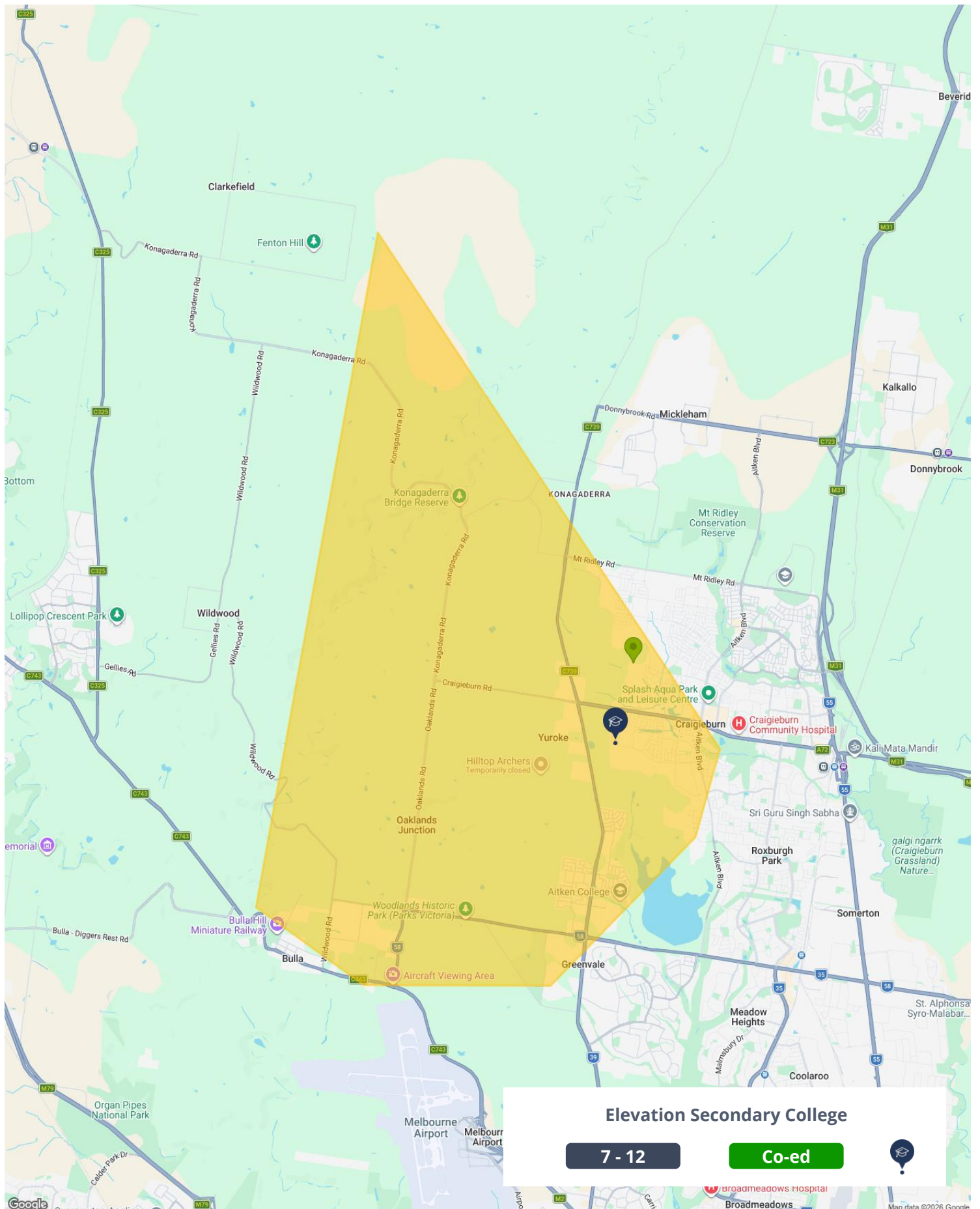
Sale Type:

Normal Sale

Related:

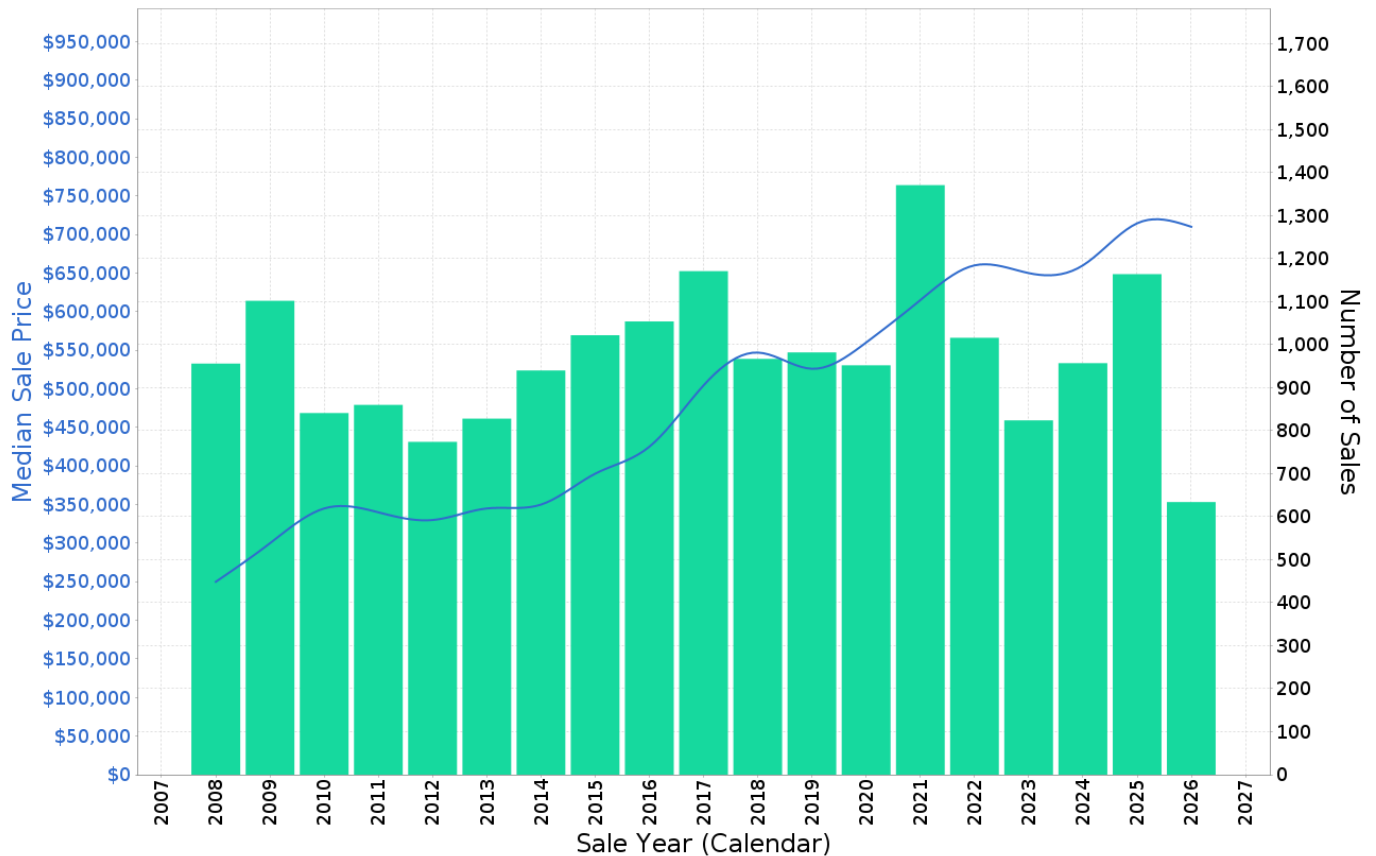
No

School Catchment Areas

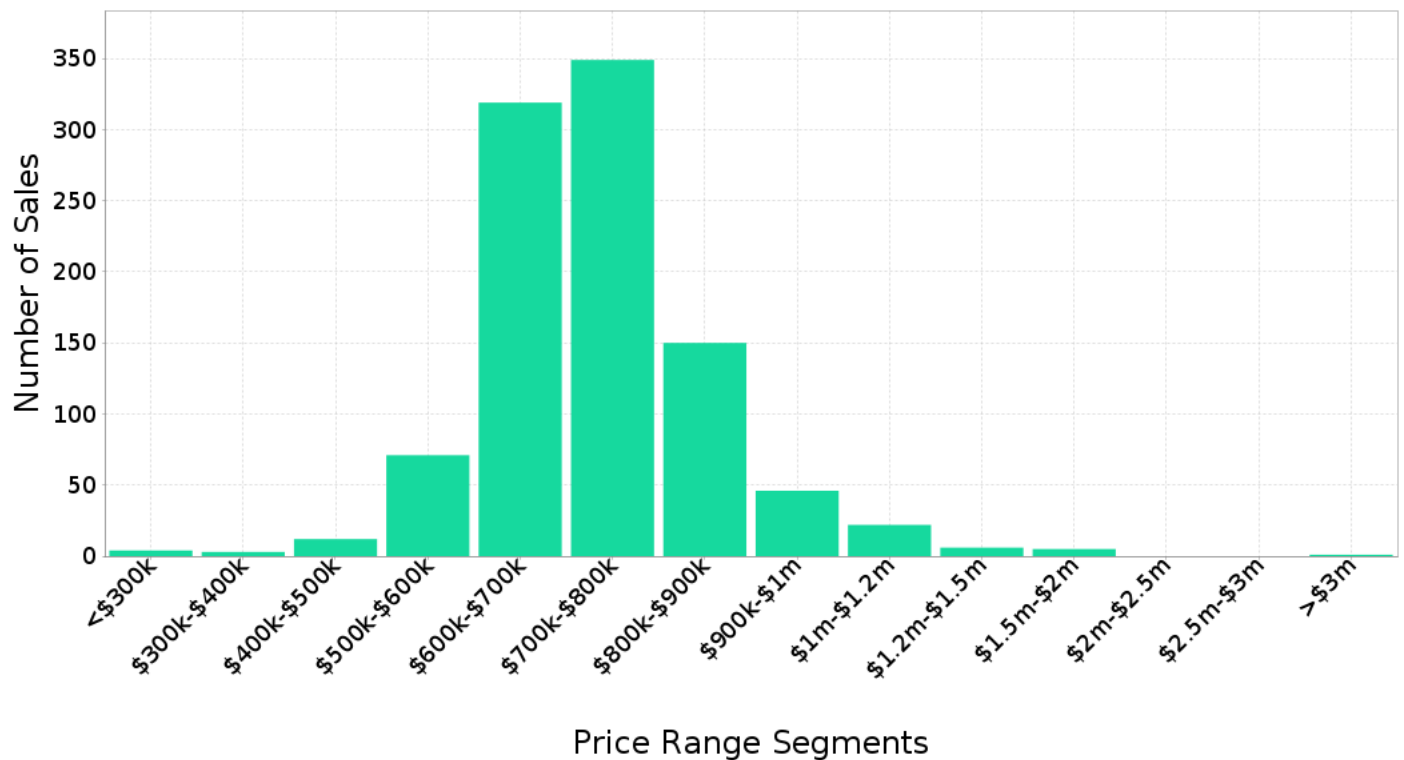


Sales & Growth Chart (House)

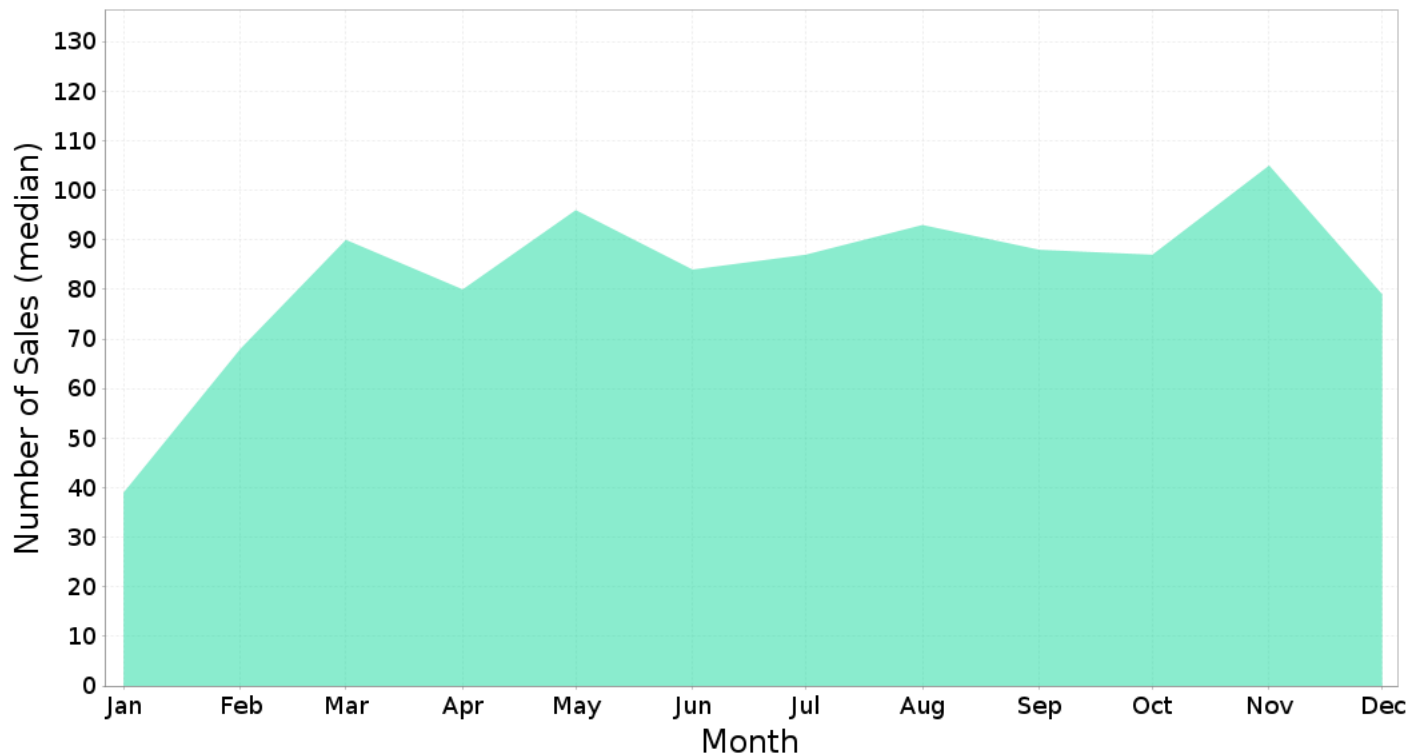
Year	No. of Sales	Average	Median	Growth	Low	High
2008	956	\$ 241,720	\$ 250,000		\$ 79,000	\$ 4,537,500
2009	1102	\$ 281,502	\$ 300,000	20.0 %	\$ 75,000	\$ 1,750,000
2010	841	\$ 329,133	\$ 345,000	15.0 %	\$ 93,334	\$ 1,800,000
2011	860	\$ 328,982	\$ 340,000	-1.4 %	\$ 30,000	\$ 855,000
2012	774	\$ 327,159	\$ 330,000	-2.9 %	\$ 87,500	\$ 840,000
2013	828	\$ 348,754	\$ 345,000	4.5 %	\$ 75,000	\$ 1,500,000
2014	940	\$ 357,628	\$ 350,000	1.4 %	\$ 92,000	\$ 710,000
2015	1022	\$ 413,572	\$ 390,000	11.4 %	\$ 58,001	\$ 8,400,000
2016	1054	\$ 432,896	\$ 425,000	9.0 %	\$ 204,500	\$ 985,000
2017	1171	\$ 517,628	\$ 504,500	18.7 %	\$ 65,000	\$ 8,500,000
2018	967	\$ 573,286	\$ 547,000	8.4 %	\$ 6,600	\$ 10,500,000
2019	982	\$ 535,074	\$ 526,000	-3.8 %	\$ 100,000	\$ 1,050,000
2020	952	\$ 569,696	\$ 560,000	6.5 %	\$ 250,000	\$ 5,250,000
2021	1371	\$ 725,837	\$ 615,000	9.8 %	\$ 260,000	\$ 76,000,000
2022	1016	\$ 726,978	\$ 660,000	7.3 %	\$ 25,000	\$ 19,380,000
2023	824	\$ 745,115	\$ 650,000	-1.5 %	\$ 17,000	\$ 28,359,622
2024	957	\$ 724,441	\$ 660,000	1.5 %	\$ 80,000	\$ 35,000,000
2025	1164	\$ 725,660	\$ 714,500	8.3 %	\$ 25,000	\$ 1,780,000
2026	634	\$ 732,133	\$ 710,000	-0.6 %	\$ 100,800	\$ 4,400,000



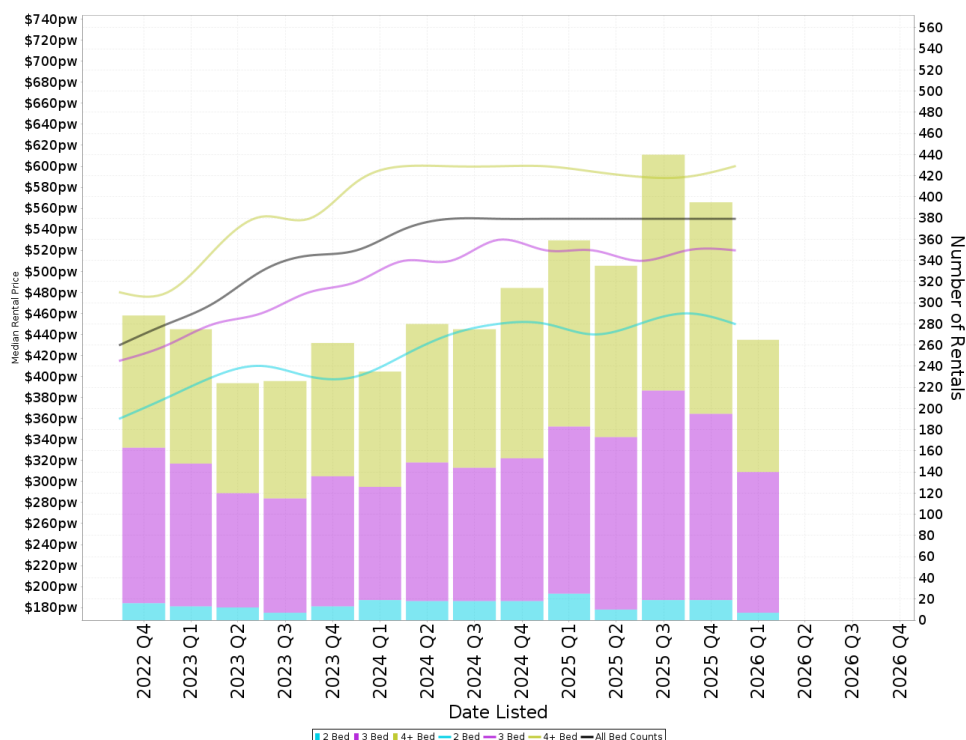
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.6%

Current Median Price: \$720,000
Previous Median Price: \$695,000

Based on 2077 registered House sales compared over the last two rolling 12 month periods.

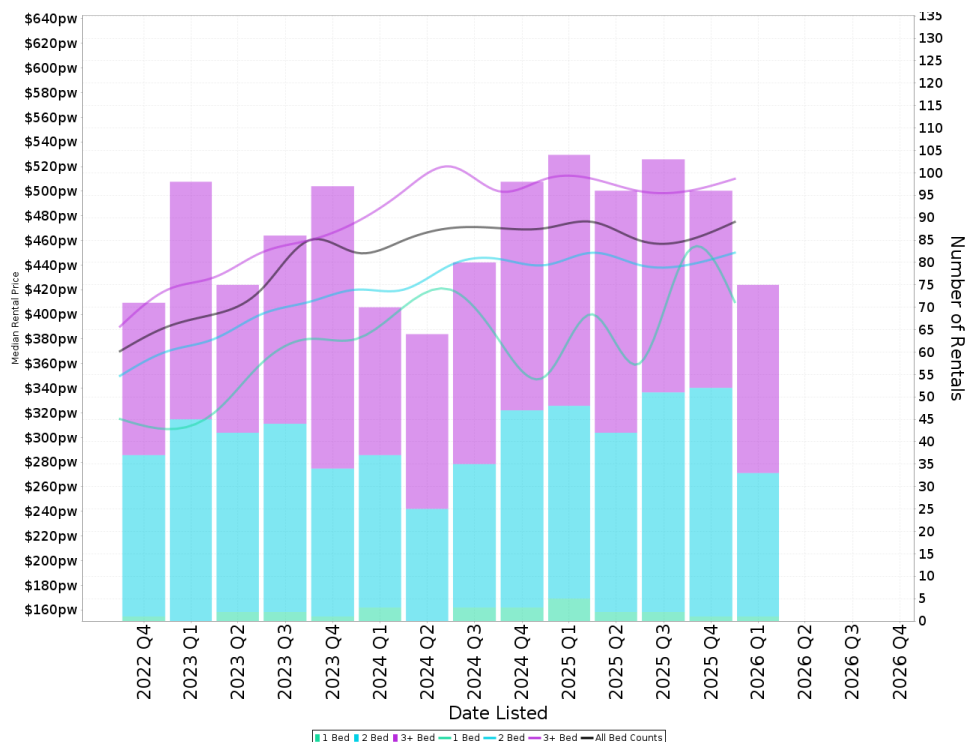
Suburb Rental Yield

+4.0%

Current Median Price: \$720,000
Current Median Rent: \$550

Based on 660 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.5%

Current Median Price: \$496,000
Previous Median Price: \$457,000

Based on 487 registered Unit sales compared over the last two rolling 12 month periods.

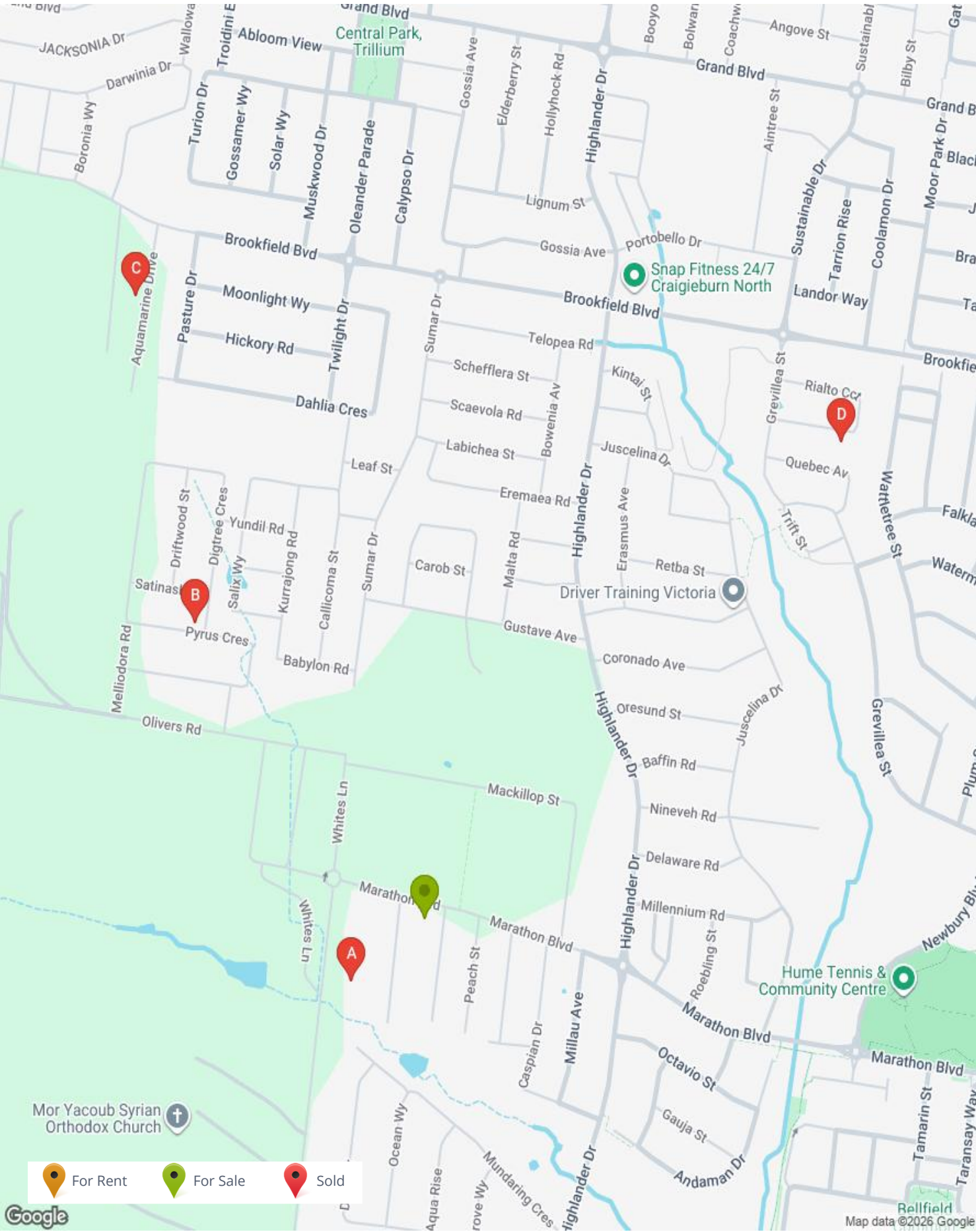
Suburb Rental Yield

+4.8%

Current Median Price: \$496,000
Current Median Rent: \$460

Based on 171 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Sold Properties

There are 4 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$692,000 and the highest sale price is \$730,000 with a median sale price of \$708,000. Days listed ranges from 46 to 220 days with the average currently at 108 days for these selected properties.

43 BONNYVIEW RD, CRAIGIEBURN, VIC 3064

UBD Ref: Melbourne - 101 M12
Distance from Property: 160m



4



2



2



Property Type: House
Area: 262 m²
Area \$/m²: \$2,641
RPD: 60344//PS905675

Sale Price: **\$692,000 (Normal Sale)**
Sale Date: 10/07/2026 Days to Sell: **220 Days**
Last Price: Contact Agent Chg %:
First Price: \$650,000 - \$680,000 Chg %:

Features: VICTORIAN, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS:



1 DIGTREE CRES, MICKLEHAM, VIC 3064

UBD Ref: Melbourne - 101 K10
Distance from Property: 611m



4



3



2



Property Type: House
Area: 258 m²
Area \$/m²: \$2,829
RPD: 304//PS906551

Sale Price: **\$730,000 (Normal Sale)**
Sale Date: 22/06/2026 Days to Sell: **59 Days**
Last Price: \$660k-\$689k (B New Chg %:
First Price: \$719,000 - \$749,000 Chg %:

Features:



20 AQUAMARINE DR, MICKLEHAM, VIC 3064

UBD Ref: Melbourne - 101 K8
Distance from Property: 1.1km



4



2



2



Property Type: House
Area: 263 m²
Area \$/m²: \$2,684
RPD: 45019//PS923539

Sale Price: **\$706,000 (Normal Sale)**
Sale Date: 13/05/2026 Days to Sell: **N/A**
Last Price: Taking Offers !! Brand Chg %:
First Price: Taking Offers !! Brand Chg %:

Features:



22 RIALTO CCT, CRAIGIEBURN, VIC 3064

UBD Ref: Melbourne - 101 Q8
Distance from Property: 1km



4



2



1



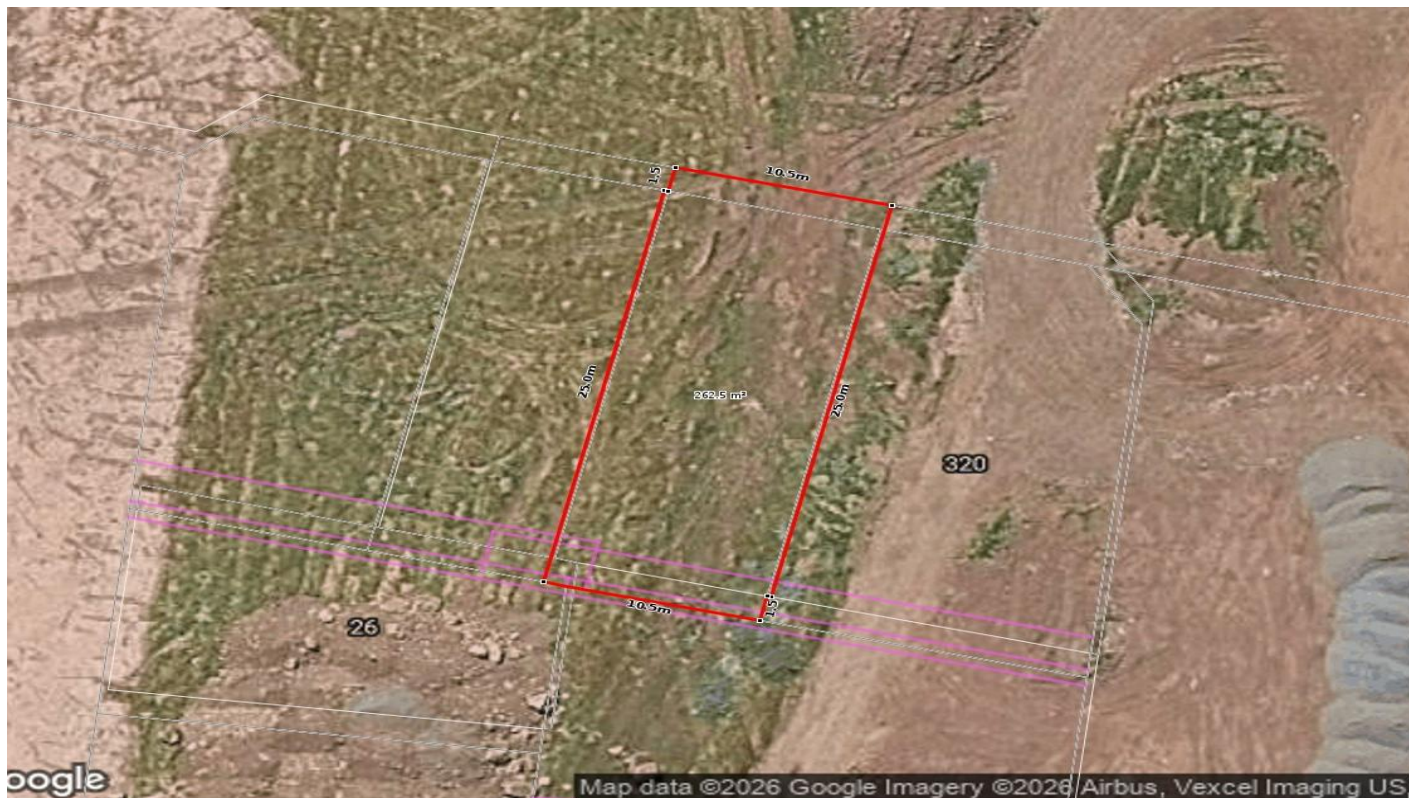
Property Type: House
Area: 262 m²
Area \$/m²: \$2,710
RPD: 33778//PS827465

Sale Price: **\$710,000 (Normal Sale)**
Sale Date: 21/04/2026 Days to Sell: **46 Days**
Last Price: \$680,000 - \$720,000 Chg %:
First Price: \$690,000 - \$740,000 Chg %:

Features: FULLY FENCED, IMPROVEMENTS: SECURE PARKING, COURTYARD, INTERCOM, DISHWASHER



322 MARATHON BOULEVARD, CRAIGIEBURN, VIC 3064



Appraisal Price

This market analysis has been prepared on 08/10/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$690,000 to \$720,000

Contact your agent for further information:

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Mobile: 0415596371
Office: Capital & Co. Real Estate
Office Phone: 03 8189 5256
Email: vandana@capitalandco.com.au