

## 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 HIGHVIEW PLACE 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

or range  
between

\$1,350,000

&

\$1,450,000

### 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

|   |             |           |
|---|-------------|-----------|
| 6 CROWN POINT CRAIGIEBURN VIC 3064        | \$1,300,000 | 20-Jan-26 |
| 80 EXCELSIOR HEIGHTS CRAIGIEBURN VIC 3064 | \$1,445,000 | 24-Dec-25 |
|   |             |           |

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: 20 April 2026

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**6 CROWN POINT CRAIGIEBURN  
VIC 3064**

5 2 2

Sold Price **\$1,300,000** Sold Date **20-Jan-26**

Distance **0.31km**



**80 EXCELSIOR HEIGHTS  
CRAIGIEBURN VIC 3064**

4 3 3

Sold Price **\$1,445,000** Sold Date **24-Dec-25**

Distance **0.6km**

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

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