

## 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

36 CASPIAN DRIVE 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

\$740,000

&

\$790,000

### 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 BONNYVIEW ROAD CRAIGIEBURN VIC 3064	\$760,000	29-Oct-25
12 AQUA RISE CRAIGIEBURN VIC 3064	\$765,000	28-Mar-26
236 HIGHLANDER DRIVE CRAIGIEBURN VIC 3064	\$775,000	12-Apr-26

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: 14 April 2026

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**6 BONNYVIEW ROAD  
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price <sup>RS</sup> **\$760,000** Sold Date **29-Oct-25**

Distance **0.08km**



**12 AQUA RISE CRAIGIEBURN VIC  
3064**

4 2 2

Sold Price <sup>RS</sup> **\$765,000** Sold Date **28-Mar-26**

Distance **0.4km**



**236 HIGHLANDER DRIVE  
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price <sup>RS</sup> **\$775,000** Sold Date **12-Apr-26**

Distance **0.98km**

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

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