

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

3 HOWRAH STREET 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

TBA

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jan 2025

to

31 Dec 2025

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

39 CASPIAN DRIVE CRAIGIEBURN VIC 3064	710000	15-Sep-25
7 BOOYONG STREET CRAIGIEBURN VIC 3064	670000	14-Oct-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.

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**39 CASPIAN DRIVE CRAIGIEBURN
VIC 3064**

 4  2  2

Sold Price

710000

Sold Date

15-Sep-25

Distance

0.66km



**7 BOOYONG STREET
CRAIGIEBURN VIC 3064**

 4  2  1

Sold Price

670000

Sold Date

14-Oct-25

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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