

# 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

34 Montreal Circuit, Craigieburn, Vic 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$940,000

&

\$980,000

### Median sale price

Median price

\$662,500

Property type

House

Suburb

Craigieburn

Period - From

01/11/2024

to

31/01/2025

Source



### 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
7 Distinction Avenue, Craigieburn, VIC 3064	\$940,000	15/08/2024
84 Waterview Boulevard, Craigieburn, VIC 3064	\$912,000	19/12/2024
22 Vantage Boulevard, Craigieburn, VIC 3064	\$855,000	24/01/2025

**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: 04/02/2025