

## 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

61 HUNTINGTON 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

24 PEPPERTREE PARADE CRAIGIEBURN VIC 3064	623000	12-Nov-24
126 MALCOLM CREEK PARADE CRAIGIEBURN VIC 3064	630000	30-Nov-24
37 VIEWSIDE CRESCENT CRAIGIEBURN VIC 3064	680000	24-Nov-24

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: 19 February 2025



**24 PEPPERTREE PARADE  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **623000** Sold Date **12-Nov-24**

Distance **0.97km**



**126 MALCOLM CREEK PARADE  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price <sup>RS</sup> **630000** <sup>UN</sup> Sold Date **30-Nov-24**

Distance **1.4km**



**37 VIEWSIDE CRESCENT  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **680000** Sold Date **24-Nov-24**

Distance **0.53km**



**13 ANGOVE STREET CRAIGIEBURN  
VIC 3064**

 3  2  2

Sold Price **660000** Sold Date **27-Nov-24**

Distance **1.49km**



**58 CENTENNIAL PARK DRIVE  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price <sup>RS</sup> **661500** Sold Date **07-Dec-24**

Distance **1.22km**



**19 BEECHVILLE PLACE  
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price **670200** Sold Date **21-Dec-24**

Distance **0.8km**

RS = Recent sale      UN = Undisclosed Sale

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