

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

9/335 GRAND BOULEVARD 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

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2024

to

28 Feb 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

42/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$340,000	17-Dec-24
105/4 HIGHLANDER DRIVE CRAIGIEBURN VIC 3064	\$350,000	01-Nov-24
104/4 HIGHLANDER DRIVE CRAIGIEBURN VIC 3064	\$355,000	09-Dec-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: 04 March 2025



**42/60-70 CRADLE MOUNTAIN
DRIVE CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$340,000** Sold Date **17-Dec-24**

Distance **0.45km**



**105/4 HIGHLANDER DRIVE
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$350,000** Sold Date **01-Nov-24**

Distance **2.61km**



**104/4 HIGHLANDER DRIVE
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price ^{RS} **\$355,000** Sold Date **09-Dec-24**

Distance **2.61km**

RS = Recent sale

UN = Undisclosed Sale

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