

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

11 HIGHPARK CIRCUIT 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2024

to

31 May 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

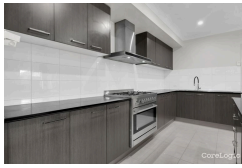
Date of sale

75 VANTAGE BOULEVARD CRAIGIEBURN VIC 3064	775000	15-May-25
4 ASHWORTH STREET CRAIGIEBURN VIC 3064	765000	16-Apr-25
25 KATSURA RETREAT ROXBURGH PARK VIC 3064	790000	02-Jun-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.~~

This Statement of Information was prepared on: 16 June 2025



75 VANTAGE BOULEVARD CRAIGIEBURN VIC 3064

4 2 2

Sold Price

^{RS}

775000

Sold Date

15-May-25

Distance

1.45km



4 ASHWORTH STREET CRAIGIEBURN VIC 3064

4 2 2

Sold Price

765000

Sold Date

16-Apr-25

Distance

1.61km



25 KATSURA RETREAT ROXBURGH PARK VIC 3064

4 2 2

Sold Price

^{RS}

790000

Sold Date

02-Jun-25

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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