

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

15/335 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Aug 2024

to

31 Jul 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

9/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$425,500	08-Mar-25
29 HUNTINGTON DRIVE CRAIGIEBURN VIC 3064	\$420,000	20-Mar-25
1/31 MOOR PARK DRIVE CRAIGIEBURN VIC 3064	\$429,000	06-Mar-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: 25 August 2025



**9/335 GRAND BOULEVARD
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price

\$425,500

Sold Date **08-Mar-25**

Distance

0km



**29 HUNTINGTON DRIVE
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price

\$420,000

Sold Date **20-Mar-25**

Distance

0.1km



**1/31 MOOR PARK DRIVE
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price

\$429,000

Sold Date **06-Mar-25**

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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