

## 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

150 HOTHLYN DRIVE CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2024

to

31 Mar 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 6 EGTON COURT CRAIGIEBURN VIC 3064    | \$774,500 | 07-Dec-24 |
| 10 EGTON COURT CRAIGIEBURN VIC 3064   | \$757,000 | 21-Mar-25 |
| 4 SALCOMBE COURT CRAIGIEBURN VIC 3064 | \$700,000 | 12-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: 10 April 2025



## 6 EGTON COURT CRAIGIEBURN VIC 3064

4 2 2

Sold Price

**\$774,500**

Sold Date **07-Dec-24**

Distance **1.13km**



## 10 EGTON COURT CRAIGIEBURN VIC 3064

4 2 2

Sold Price

<sup>RS</sup> **\$757,000**

Sold Date **21-Mar-25**

Distance **1.14km**



## 4 SALCOMBE COURT CRAIGIEBURN VIC 3064

4 2 2

Sold Price

**\$700,000**

Sold Date **12-Dec-24**

Distance **0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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