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

18 MIDHURST COURT 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 \$890,000 & \$970,000	Single Price		or range between	\$890,000	&	\$970,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$689,000	Prop	erty type	e House		Suburb	Craigieburn
Period-from	01 Nov 2024	to	31 Oct 2	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
8 GARFIELD WAY CRAIGIEBURN VIC 3064	\$900,000	31-May-25
54 ROYAL TERRACE CRAIGIEBURN VIC 3064	\$945,000	04-Oct-25
4 GARFIELD WAY CRAIGIEBURN VIC 3064	\$895,000	18-Oct-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: 26 November 2025





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8 GARFIELD WAY CRAIGIEBURN VIC 3064

aa2

Sold Price

Sold Price

\$900,000 Sold Date **31-May-25**

Distance



54 ROYAL TERRACE CRAIGIEBURN Sold Price VIC 3064

**\$945,000 Sold Date 04-Oct-25

Distance



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₾ 2

4

RS \$895,000 Sold Date 18-Oct-25

Distance

1.83km

1.78km

1.91km



4 GARFIELD WAY CRAIGIEBURN **VIC 3064**

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RS = Recent sale

UN = Undisclosed Sale

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