

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

4 GARFIELD WAY 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

House

Suburb

Craigieburn

Period-from

01 Sep 2024

to

31 Aug 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

4 LILAC CLOSE CRAIGIEBURN VIC 3064	\$765,000	23-Jul-25
20 KOORYONG WAY CRAIGIEBURN VIC 3064	\$780,000	20-Aug-25
53 EMERALD CIRCUIT CRAIGIEBURN VIC 3064	\$686,000	19-Jul-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: 19 September 2025



4 LILAC CLOSE CRAIGIEBURN VIC 3064

Sold Price

^{RS}

\$765,000

Sold Date

23-Jul-25

 4  2  2

Distance

0.08km



20 KOORYONG WAY CRAIGIEBURN VIC 3064

Sold Price

^{RS}

\$780,000

Sold Date

20-Aug-25

 4  2  2

Distance

1km



53 EMERALD CIRCUIT CRAIGIEBURN VIC 3064

Sold Price

^{RS}

\$686,000

Sold Date

19-Jul-25

 4  2  2

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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