

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

6 LEMON MYRTLE 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

\$650,000

&

\$710,000

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

| | | |
|------------------------------------------|-----------|-----------|
| 108 GOLF VIEW DRIVE CRAIGIEBURN VIC 3064 | \$660,000 | 27-Mar-25 |
| 37 MONTVALE DRIVE CRAIGIEBURN VIC 3064 | \$681,000 | 09-Jan-25 |
| 4 EASTLEIGH STREET CRAIGIEBURN VIC 3064 | \$682,500 | 17-May-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: 11 June 2025



108 GOLF VIEW DRIVE CRAIGIEBURN VIC 3064

3 2 2

Sold Price **\$660,000** Sold Date **27-Mar-25**

Distance **1.69km**



37 MONTVALE DRIVE CRAIGIEBURN VIC 3064

3 2 2

Sold Price **\$681,000** Sold Date **09-Jan-25**

Distance **1.39km**



4 EASTLEIGH STREET CRAIGIEBURN VIC 3064

3 2 2

Sold Price ^{RS} **\$682,500** Sold Date **17-May-25**

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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