

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

7/335 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

\$430,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,500

Property type

Unit

Suburb

Craigieburn

Period-from

01 Oct 2024

to

30 Sep 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

15/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$430,000	17-Sep-25
8/1-15 BEDDISON ROAD CRAIGIEBURN VIC 3064	\$440,000	10-Sep-25
26 PENHALL DRIVE CRAIGIEBURN VIC 3064	\$440,000	04-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: 06 October 2025



**15/335 GRAND BOULEVARD
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price

^{RS}

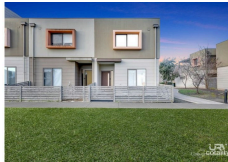
\$430,000

Sold Date

17-Sep-25

Distance

0km



**8/1-15 BEDDISON ROAD
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price

^{RS}

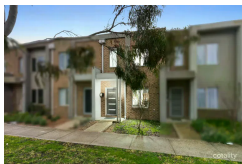
\$440,000

Sold Date

10-Sep-25

Distance

0.28km



**26 PENHALL DRIVE CRAIGIEBURN
VIC 3064**

 2  1  1

Sold Price

Sold Date

04-Oct-25

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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