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	25/11 TROWARD HARVEY 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	$429,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	Craigieburn
Period-from	01 Apr 2025	to	31 Mar 2026	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
21/11 TROWARD HARVEY WAY CRAIGIEBURN VIC 3064	$427,500	05-Jul-25
180A GRAND BOULEVARD CRAIGIEBURN VIC 3064	$430,000	20-Sep-25
9/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	$425,000	30-Jan-26

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: 21 April 2026

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21/11 TROWARD HARVEY WAY CRAIGIEBURN VIC 3064

3 2 1

Sold Price **$427,500** Sold Date **05-Jul-25**

Distance **0km**

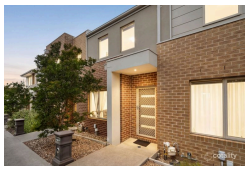


180A GRAND BOULEVARD CRAIGIEBURN VIC 3064

2 1 1

Sold Price **$430,000** Sold Date **20-Sep-25**

Distance **0.18km**



9/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064

2 1 2

Sold Price **$425,000** Sold Date **30-Jan-26**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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