Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	24 Woking Street Craigieburn, 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$475,000 & $495,000

Median sale price

Median price	$670,000	Property Type	HOUSE	Suburb	CRAIGIEBURN, VIC 3064
Period - From	01-May-2025	to	01-Jun-2025	Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	7 Millstream Pass, Craigieburn, Vic 3064	$600,000	28-May-2025
2	8 Evergreen Crescent, Craigieburn, Vic 3064	$650,500	26-May-2025
3	16 Telopea Road, Craigieburn, Vic 3064	$670,000	24-May-2025

This statement of information was prepared on 02-Jun-2025 at 6:12:28 PM AEST