Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared **23/11/2026**

Property offered for sale

Address
Including suburb and postcode: 485 Grand Boulevard, Craigieburn Victoria 3064

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	1	186m2	336m2

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between $575,000 & $615,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $710,000 Property type *HOUSE* Suburb Craigieburn

Period: from 01.07.2026 to 30.09.2026 Source REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
6 MILLICENT DRIVE, CRAIGIEBURN	$605,000	07/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	1	113m2	275m2

Comparable property 2

Address	Sale price	Date of sale
6/28 BILBY STREET, CRAIGIEBURN	$605,000	25/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	1	115m2	263m2

Comparable property 3

Address	Sale price	Date of sale
117 WATTLETREE STREET, CRAIGIEBURN	$630,000	10/01/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	2	132m2	351m2