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	8 GARFIELD 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	$870,000	&	$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	House	Suburb	Craigieburn
Period-from	01 Apr 2024	to	31 Mar 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
2 MIDDLESBOROUGH DRIVE CRAIGIEBURN VIC 3064	$883,500	07-Dec-24
33 RIVERWAY VIEW CRAIGIEBURN VIC 3064	$882,000	15-Mar-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: 28 April 2025

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2 MIDDLESBOROUGH DRIVE CRAIGIEBURN VIC 3064

4 2 2

Sold Price **$883,500** Sold Date **07-Dec-24**

Distance **0.66km**



33 RIVERWAY VIEW CRAIGIEBURN VIC 3064

4 2 2

Sold Price RS **$882,000** Sold Date **15-Mar-25**

Distance **1.46km**

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

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