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	11 HIGHPARK CIRCUIT 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	$760,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Craigieburn
Period-from	01 Jun 2024	to	31 May 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
75 VANTAGE BOULEVARD CRAIGIEBURN VIC 3064	775000	15-May-25
4 ASHWORTH STREET CRAIGIEBURN VIC 3064	765000	16-Apr-25
25 KATSURA RETREAT ROXBURGH PARK VIC 3064	790000	02-Jun-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: 16 June 2025

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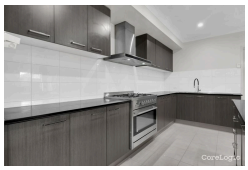

75 VANTAGE BOULEVARD CRAIGIEBURN VIC 3064

4 2 2

Sold Price RS 775000 Sold Date 15-May-25

Distance 1.45km



4 ASHWORTH STREET CRAIGIEBURN VIC 3064

4 2 2

Sold Price 765000 Sold Date 16-Apr-25

Distance 1.61km



25 KATSURA RETREAT ROXBURGH PARK VIC 3064

4 2 2

Sold Price RS 790000 Sold Date 02-Jun-25

Distance 1.89km

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

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