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	15/335 GRAND BOULEVARD 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$440,000	Property type	Unit	Suburb	Craigieburn
Period-from	01 Aug 2024	to	31 Jul 2025	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.

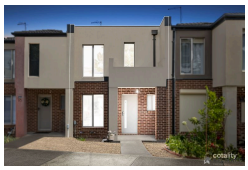
Address of comparable property	Price	Date of sale
9/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064	$425,500	08-Mar-25
29 HUNTINGTON DRIVE CRAIGIEBURN VIC 3064	$420,000	20-Mar-25
1/31 MOOR PARK DRIVE CRAIGIEBURN VIC 3064	$429,000	06-Mar-25

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: 25 August 2025

AMS
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9/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064

2 1 1

Sold Price **$425,500** Sold Date **08-Mar-25**

Distance **0km**



29 HUNTINGTON DRIVE CRAIGIEBURN VIC 3064

2 1 1

Sold Price **$420,000** Sold Date **20-Mar-25**

Distance **0.1km**



1/31 MOOR PARK DRIVE CRAIGIEBURN VIC 3064

2 1 1

Sold Price **$429,000** Sold Date **06-Mar-25**

Distance **0.93km**

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

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