

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

28/60 Cradle Mountain Drive, Craigieburn Vic 3064

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$509,000 Property Type Townhouse Suburb Craigieburn

Period - From 13/03/2025 to 12/03/2026 Source Property Data

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 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	17 Clendon Way CRAIGIEBURN 3064	\$410,000	16/12/2025
2	84/1 Beddison Rd CRAIGIEBURN 3064	\$415,000	15/12/2025
3	14/20 Hyde Park Av CRAIGIEBURN 3064	\$388,000	24/11/2025

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 six months.~~

This Statement of Information was prepared on: 13/03/2026 16:27



2 1 1

Property Type: Townhouse (Res)

Land Size: 38 sqm approx

Agent Comments

Indicative Selling Price

\$385,000 - \$420,000

Median Townhouse Price

13/03/2025 - 12/03/2026: \$509,000

Comparable Properties



17 Clendon Way CRAIGIEBURN 3064 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000

Method: Auction Sale

Date: 16/12/2025

Property Type: Townhouse (Res)



84/1 Beddison Rd CRAIGIEBURN 3064 (VG)

Agent Comments

2 - -

Price: \$415,000

Method: Sale

Date: 15/12/2025

Property Type: Flat/Unit/Apartment (Res)



14/20 Hyde Park Av CRAIGIEBURN 3064 (VG)

Agent Comments

2 - -

Price: \$388,000

Method: Sale

Date: 24/11/2025

Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP | P: 03 8888 1011