

Your Property

10 THE GARLANDS CRAIGIEBURN VIC 3064

3  2  1  336m²  140m² 

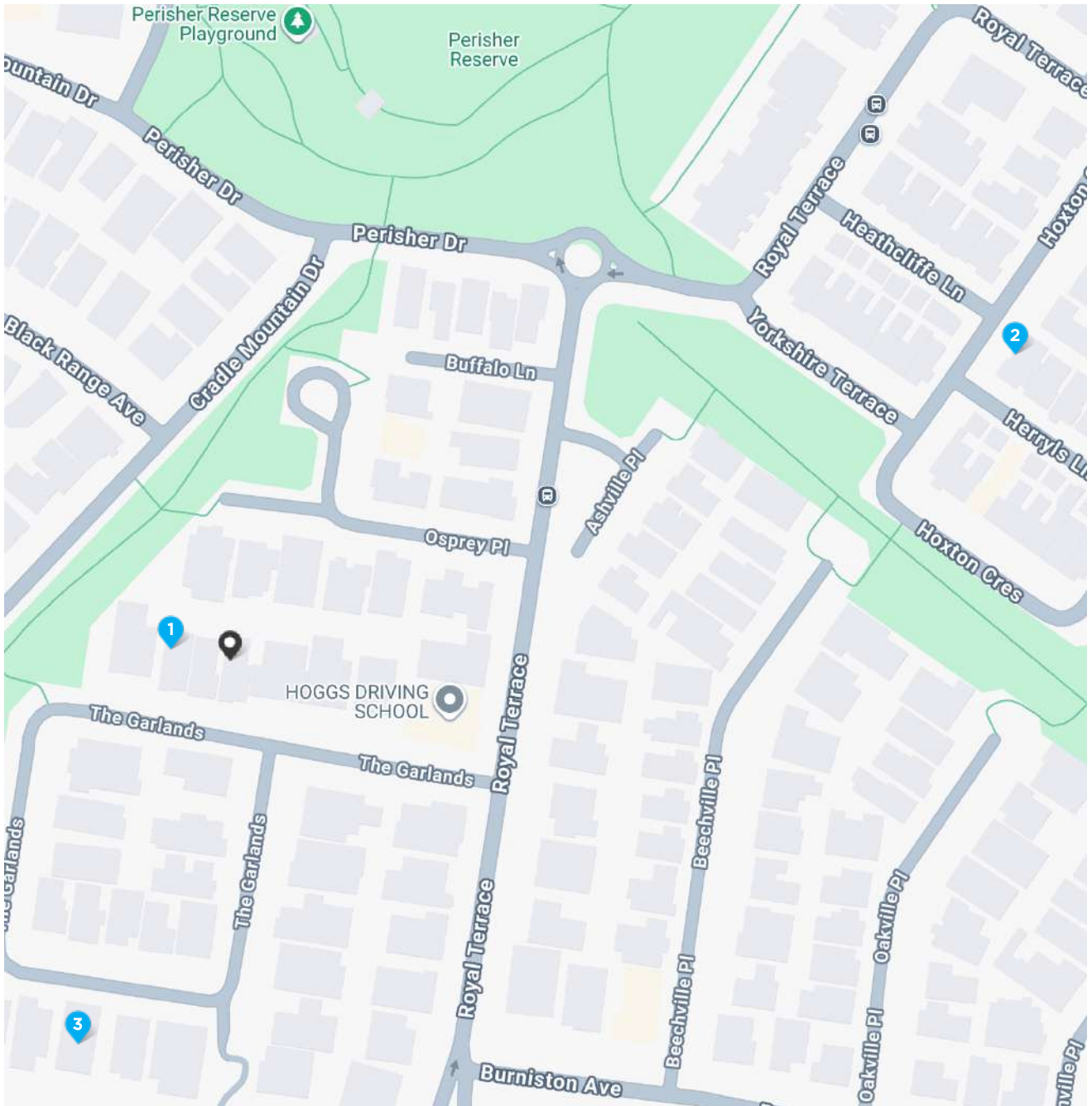





Your Property History

- 29 May, 2023** - Listed for sale at \$575,000
- 7 Dec, 2022** - Sold for \$575,000
- 8 Nov, 2022** - Listed for sale at \$575,000 - \$595,000
- 7 Jun, 2018** - Sold for \$480,000
- 2 May, 2018** - Listed for sale at \$499,000
- 30 Nov, 2015** - Listed for rent at \$350 per week

Park Estate Agents




Comparables Map: Sales



| |  |  |  | |
|--|---|---|---|-----------|
| 1 14 THE GARLANDS CRAIGIEBURN VIC 3064 | 3 | 2 | 1 | \$660,000 |
| 2 12 HERRYL'S LANE CRAIGIEBURN VIC 3064 | 3 | 1 | 1 | \$635,000 |
| 3 40 THE GARLANDS CRAIGIEBURN VIC 3064 | 3 | 2 | 2 | \$760,000 |

* This data point was edited by the author of this CMA and has not been verified by Cotality

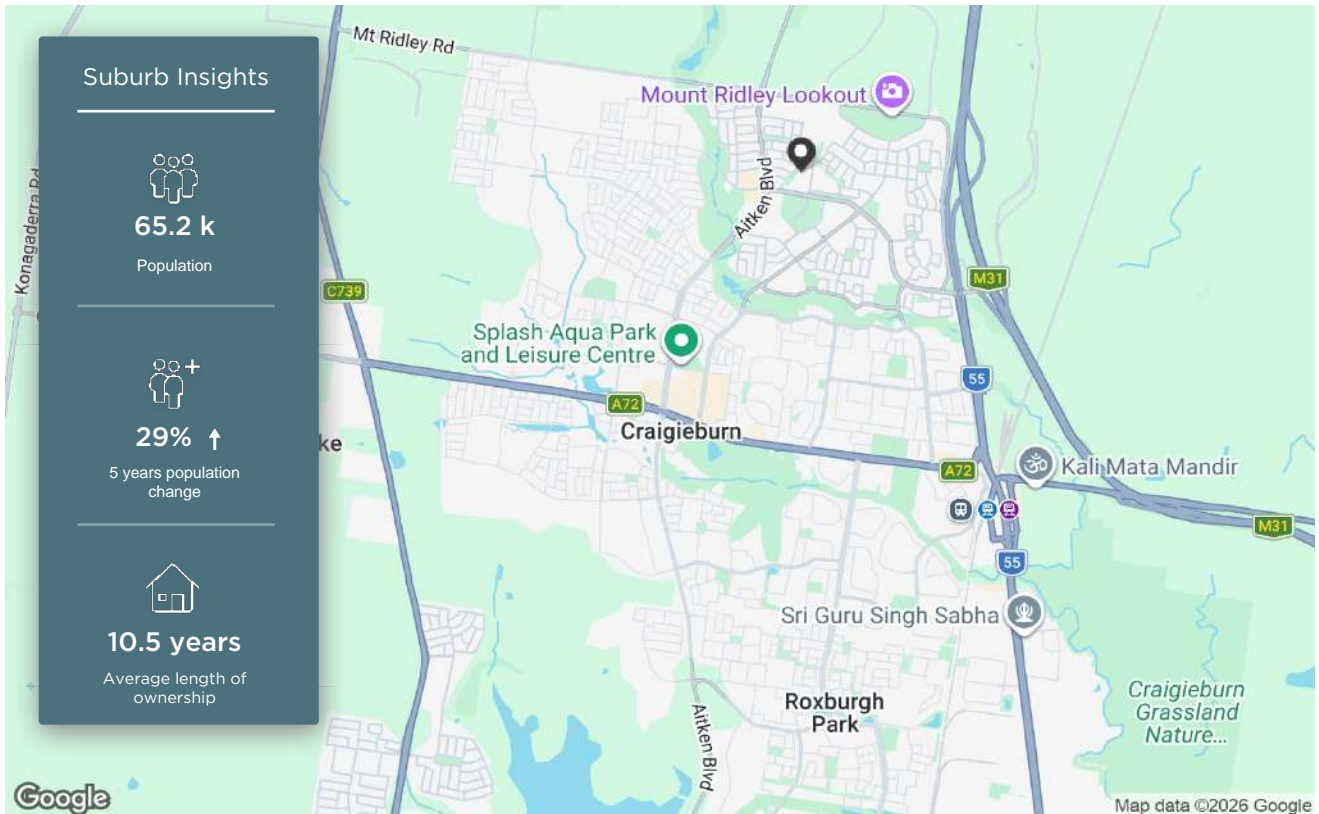
Comparable Sales

| | | |
|---|--|------------------------------|
| 1 | 14 THE GARLANDS CRAIGIEBURN VIC 3064 | Sold \$660,000 |
|  | <p> 🏠 3 🚰 2 🚗 1 📏 336m² 📐 129m² Year Built 2005 DOM 25 Sold Date 26-Nov-25 Distance 0.02km First Listing \$590,000 - \$649,000 Last Listing UNDER CONTRACT </p> | |
| 2 | 12 HERRYLS LANE CRAIGIEBURN VIC 3064 | Sold \$635,000 |
|  | <p> 🏠 3 🚰 1 🚗 1 📏 296m² 📐 173m² Year Built 2006 DOM 7 Sold Date 26-Jan-26 Distance 0.29km First Listing AUCTION ON 28TH FEB @ 1:30 PM ! Last Listing AUCTION ON 28TH FEB @ 1:30 PM ! </p> | |
| 3 | 40 THE GARLANDS CRAIGIEBURN VIC 3064 | Sold \$760,000 |
|  | <p> 🏠 3 🚰 2 🚗 2 📏 488m² 📐 152m² Year Built 2005 DOM 13 Sold Date 24-Nov-25 Distance 0.14km First Listing \$730,000 - \$770,000 Last Listing \$730,000 - \$770,000 </p> | |

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Craigieburn

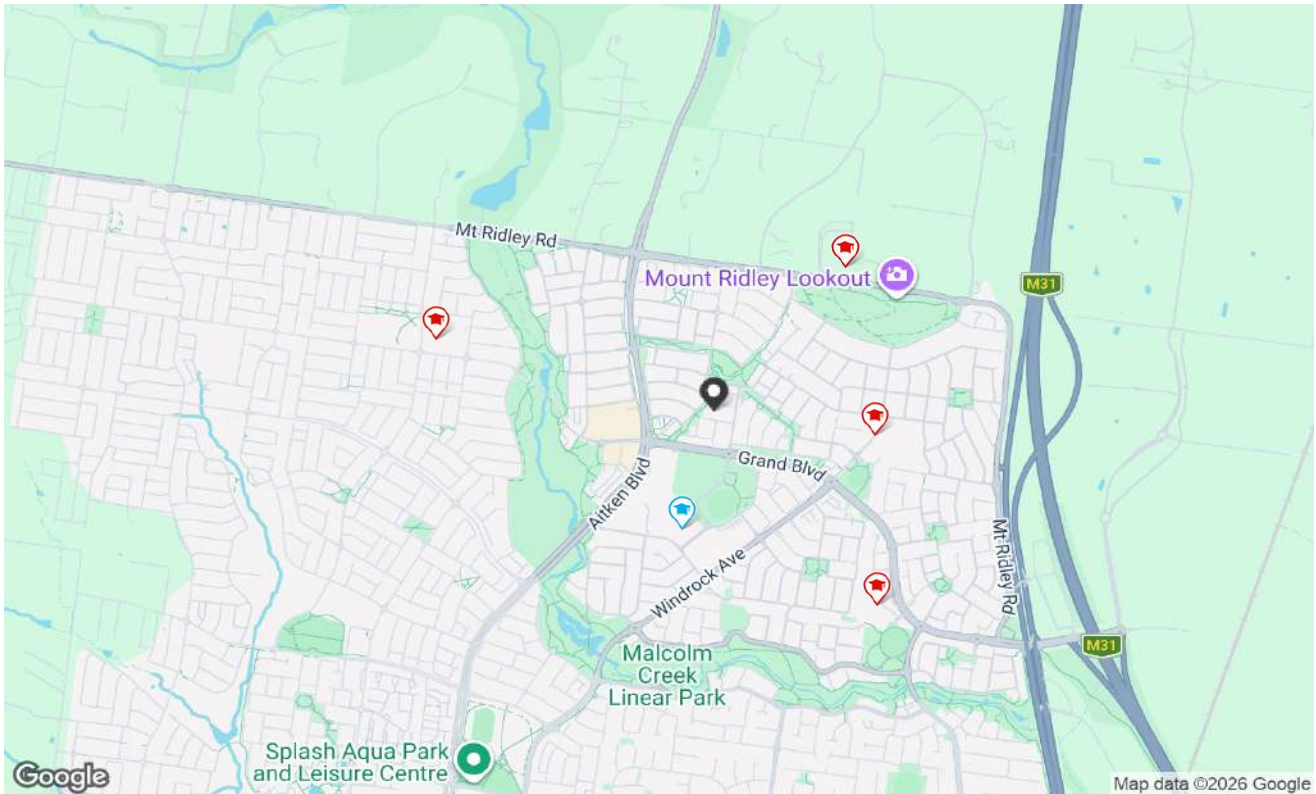
Demographic



The size of Craigieburn is approximately 35.5 square kilometres. It has 100 parks covering nearly 10.4% of total area. The population of Craigieburn in 2016 was 50347 people. By 2021 the population was 65178 showing a population growth of 29.5% in the area during that time. The predominant age group in Craigieburn is 30-39 years. Households in Craigieburn are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Craigieburn work in a professional occupation. In 2021, 68.70% of the homes in Craigieburn were owner-occupied compared with 69.40% in 2016.

| HOUSEHOLD STRUCTURE | | HOUSEHOLD OCCUPANCY | | HOUSEHOLD INCOME | | AGE | |
|-----------------------|------|---------------------|------|------------------|------|-------|------|
| TYPE | % | TYPE | % | TYPE | % | TYPE | % |
| Other | 1.4 | Owns Outright | 15.1 | 182K+ | 11.2 | 80-89 | 1.0 |
| Childless Couples | 21.9 | Renting | 28.4 | 33.8-52K | 11.2 | 70-79 | 3.0 |
| Couples with Children | 61.6 | Not Stated | 1.7 | 15.6-33.8K | 7.6 | 60-69 | 6.3 |
| Single Parents | 15.1 | Other | 1.2 | 78-130K | 28.3 | 100+ | 0.0 |
| | | Purchaser | 53.6 | 0-15.6K | 3.1 | 0-9 | 18.1 |
| | | | | 130-182K | 16.2 | 30-39 | 19.7 |
| | | | | 52-78K | 16.4 | 50-59 | 9.8 |
| | | | | | | 40-49 | 13.8 |
| | | | | | | 20-29 | 14.4 |
| | | | | | | 10-19 | 13.9 |

Local Schools



| | SCHOOL ADDRESS | DISTANCE | SCHOOL TYPE | GENDER | SECTOR | YEARS |
|---|--|----------|-------------|--------|----------------|-------|
|  | Mount Ridley P-12 College 2-30 Hampton Street Craigieburn VIC 3064 | 0.58km | Combined | Mixed | Government | 0-12 |
|  | Mother Teresa School 5-15 Windrock Avenue Craigieburn VIC 3064 | 0.76km | Primary | Mixed | Non-Government | 0-6 |
|  | Hume Anglican Grammar 100 Mt Ridley Road Mickleham VIC 3064 | 0.93km | Combined | Mixed | Non-Government | 0-12 |
|  | Craigieburn Primary School 2 Community Way Craigieburn VIC 3064 | 1.2km | Primary | Mixed | Government | 0-6 |
|  | Newbury Primary School 202-226 Newbury Boulevard Craigieburn VIC 3064 | 1.3km | Primary | Mixed | Government | 0-6 |



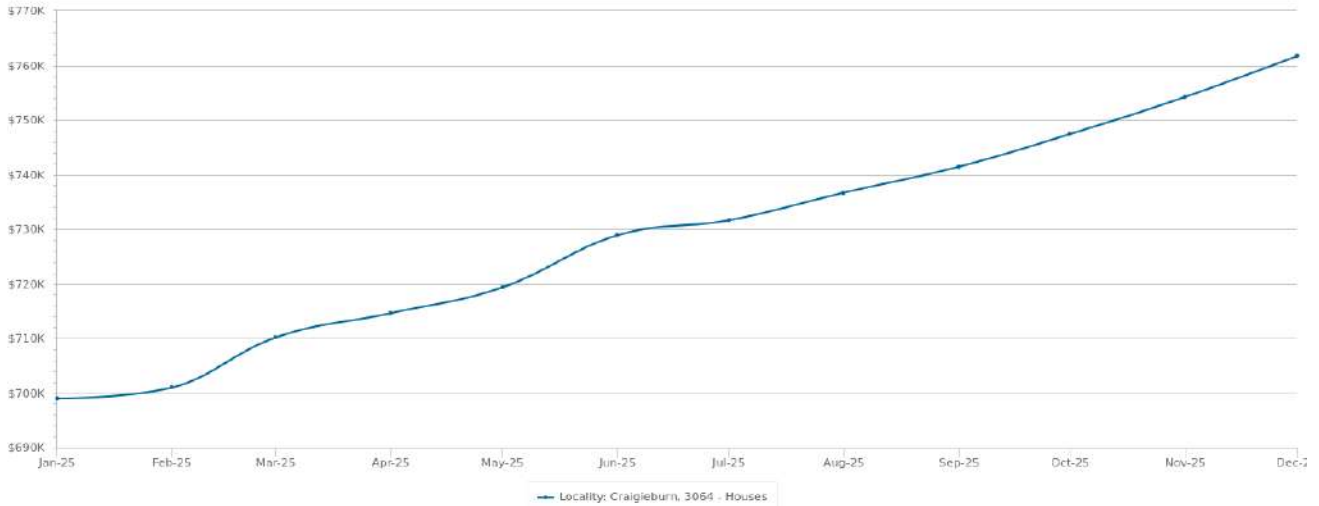
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

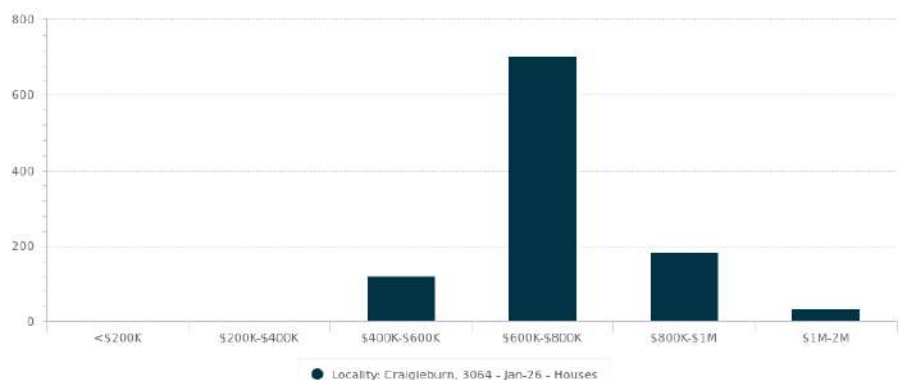


Statistics are calculated at the end of the displayed month

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|----------|-----------------|--------------|--------|----------------|----------|-------------|
| Jan 2026 | - | - | - | - | - | - |
| Dec 2025 | 78 | \$761,655 | 1.0% ▲ | 31 | 146 | \$550 |
| Nov 2025 | 127 | \$754,220 | 0.9% ▲ | 34 | 222 | \$550 |
| Oct 2025 | 117 | \$747,417 | 0.8% ▲ | 36 | 225 | \$550 |
| Sep 2025 | 89 | \$741,425 | 0.6% ▲ | 37 | 190 | \$550 |
| Aug 2025 | 90 | \$736,668 | 0.7% ▲ | 38 | 165 | \$550 |
| Jul 2025 | 102 | \$731,596 | 0.4% ▲ | 39 | 193 | \$550 |
| Jun 2025 | 84 | \$728,858 | 1.3% ▲ | 40 | 188 | \$550 |
| May 2025 | 101 | \$719,327 | 0.7% ▲ | 37 | 195 | \$550 |
| Apr 2025 | 83 | \$714,590 | 0.6% ▲ | 38 | 199 | \$550 |
| Mar 2025 | 75 | \$710,162 | 1.3% ▲ | 38 | 201 | \$550 |
| Feb 2025 | 58 | \$700,945 | 0.3% ▲ | 38 | 196 | \$550 |

Sales by Price - 12 months (House)

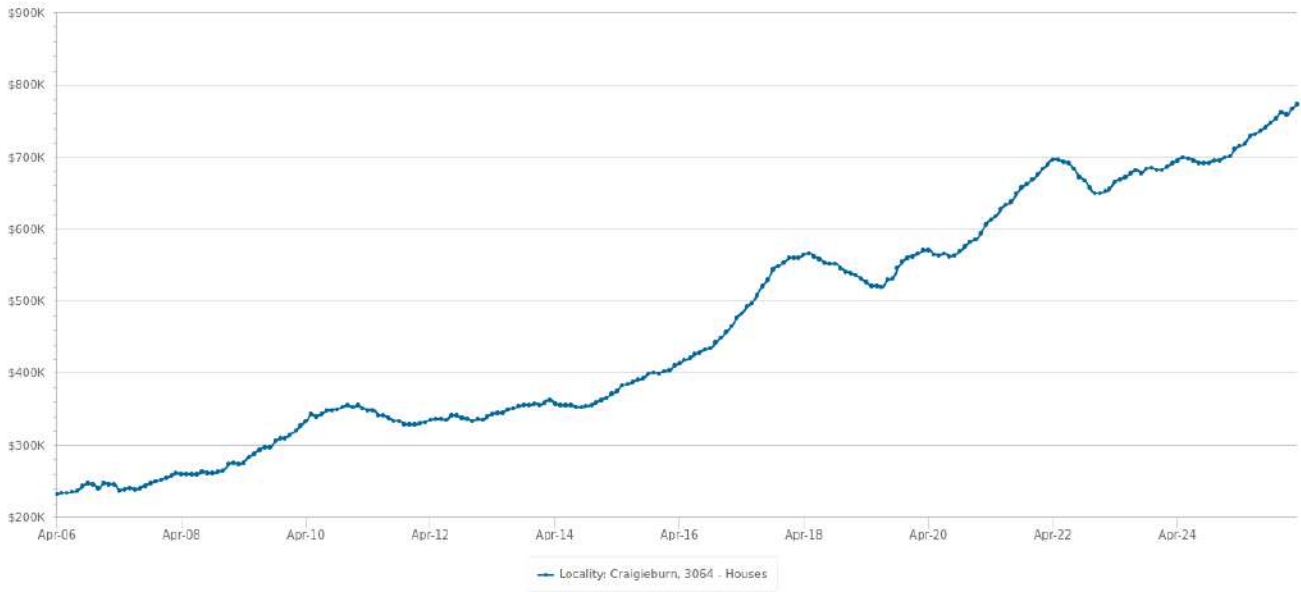
| PRICE | NUMBER |
|---------------|--------|
| <\$200K | 3 |
| \$200K-\$400K | 3 |
| \$400K-\$600K | 121 |
| \$600K-\$800K | 704 |
| \$800K-\$1M | 184 |
| \$1M-\$2M | 36 |
| >2M | 0 |



Statistics are calculated over a rolling 12 months period

Long Term Market Trends

Median Value - 20 Years (House)

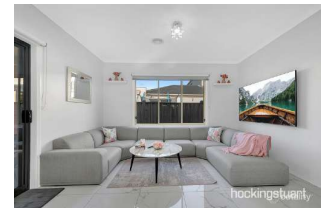


Statistics are calculated at the end of the displayed month.

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|--------|-----------------|--------------|---------|----------------|----------|-------------|
| 2026 | 1054 | \$773,107 | 8.9% ▲ | 31 | 988 | \$550 |
| 2025 | 836 | \$710,162 | 2.8% ▲ | 36 | 962 | \$550 |
| 2024 | 716 | \$690,941 | 5.4% ▲ | 30 | 971 | \$500 |
| 2023 | 851 | \$655,649 | -5.0% ▼ | 29 | 1063 | \$440 |
| 2022 | 1075 | \$690,411 | 13.9% ▲ | 27 | 1274 | \$410 |
| 2021 | 791 | \$605,918 | 6.3% ▲ | 37 | 1056 | \$400 |
| 2020 | 848 | \$570,251 | 7.5% ▲ | 39 | 1206 | \$400 |
| 2019 | 826 | \$530,534 | -5.3% ▼ | 35 | 1379 | \$400 |
| 2018 | 1064 | \$559,975 | 17.6% ▲ | 30 | 1240 | \$380 |
| 2017 | 1034 | \$476,215 | 16.3% ▲ | 34 | 1259 | \$360 |
| 2016 | 995 | \$409,626 | 10.3% ▲ | 31 | 1431 | \$350 |
| 2015 | 832 | \$371,446 | 2.4% ▲ | 39 | 896 | \$340 |
| 2014 | 655 | \$362,692 | 6.7% ▲ | 40 | 897 | \$330 |
| 2013 | 607 | \$339,835 | 2.3% ▲ | 55 | 884 | \$330 |
| 2012 | 606 | \$332,290 | -5.2% ▼ | 51 | 891 | \$340 |
| 2011 | 611 | \$350,474 | 7.4% ▲ | 40 | 799 | \$330 |
| 2010 | 735 | \$326,214 | 19.3% ▲ | 26 | 697 | \$310 |
| 2009 | 639 | \$273,550 | 5.0% ▲ | 46 | 624 | \$300 |
| 2008 | 543 | \$260,625 | 6.2% ▲ | 60 | 610 | \$260 |
| 2007 | 361 | \$245,309 | 5.3% ▲ | 53 | 517 | \$230 |

Summary

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Appraisal price range

Notes from your agent

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