

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

25/11 TROWARD HARVEY 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2025

to

28 Feb 2026

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

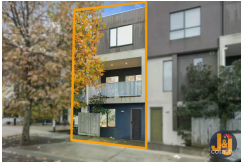
Date of sale

21/11 TROWARD HARVEY WAY CRAIGIEBURN VIC 3064	\$427,500	05-Jul-25
180A GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$430,000	20-Sep-25
186 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$450,000	05-Aug-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: 03 March 2026



**21/11 TROWARD HARVEY WAY
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price **\$427,500** Sold Date **05-Jul-25**

Distance **0km**



**180A GRAND BOULEVARD
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$430,000** Sold Date **20-Sep-25**

Distance **0.18km**



**186 GRAND BOULEVARD
CRAIGIEBURN VIC 3064**

 2  2  1

Sold Price **\$450,000** Sold Date **05-Aug-25**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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