

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

27 Escapade Boulevard, Craigieburn Vic 3064

Indicative selling price

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

Range between \$870,000 & \$910,000

Median sale price

Median price \$747,950 Property Type House Suburb Craigieburn

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	3 Baffin Rd CRAIGIEBURN 3064	\$885,000	08/11/2025
2	4 Garfield Way CRAIGIEBURN 3064	\$895,000	18/10/2025
3	49 Angophora Cr CRAIGIEBURN 3064	\$920,000	04/10/2025

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: 21/02/2026 20:00



Property Type: Land
Agent Comments

Indicative Selling Price
\$870,000 - \$910,000
Median House Price
December quarter 2025: \$747,950

Comparable Properties



3 Baffin Rd CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$885,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 663 sqm approx



4 Garfield Way CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$895,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 640 sqm approx



49 Angophora Cr CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$920,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 475 sqm approx

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374



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