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	9 DISTINCTION AVENUE 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	$740,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$689,000	Property type	House	Suburb	Craigieburn
Period-from	01 Nov 2024	to	31 Oct 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
6 KALORAMA STREET GREENVALE VIC 3059	$780,000	28-Oct-25
9 PALERMO STREET GREENVALE VIC 3059	$783,000	25-Oct-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: 10 November 2025

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6 KALORAMA STREET GREENVALE VIC 3059

5 2 2

Sold Price RS $780,000 Sold Date 28-Oct-25

Distance 2km

9 PALERMO STREET GREENVALE VIC 3059

4 2 2

Sold Price RS $783,000 Sold Date 25-Oct-25

Distance 2.92km

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

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