

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

2/89 HOTHLYN DRIVE 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

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

10/35 HAMILTON STREET CRAIGIEBURN VIC 3064	\$535,000	03-Jul-25
10 BODMIN COURT CRAIGIEBURN VIC 3064	\$466,000	28-Jun-25
2/123 BRIDGEWATER ROAD CRAIGIEBURN VIC 3064	\$524,000	15-Nov-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: 19 November 2025

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**10/35 HAMILTON STREET
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$535,000** Sold Date **03-Jul-25**

Distance **1.83km**



**10 BODMIN COURT CRAIGIEBURN
VIC 3064**

 3  2  1

Sold Price **\$466,000** Sold Date **28-Jun-25**

Distance **0.94km**



**2/123 BRIDGEWATER ROAD
CRAIGIEBURN VIC 3064**

 3  1  1

Sold Price ^{RS} **\$524,000** Sold Date **15-Nov-25**

Distance **0.71km**

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

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