

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

5 HEATHCLIFFE LANE 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

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

4 HAWTHORN LANE CRAIGIEBURN VIC 3064	\$557,000	28-Feb-26
62 MILLICENT DRIVE CRAIGIEBURN VIC 3064	\$584,500	21-Feb-26

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: 27 March 2026

**4 HAWTHORN LANE CRAIGIEBURN VIC 3064**3  1  1Sold Price ^{RS} **\$557,000** Sold Date **28-Feb-26**Distance **1.22km****62 MILLICENT DRIVE CRAIGIEBURN VIC 3064**3  2  1Sold Price ^{RS} **\$584,500** Sold Date **21-Feb-26**Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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