

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

62 GRATTAN COVE 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Craigieburn

Period-from

01 May 2025

to

30 Apr 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

18 CAVELL DRIVE CRAIGIEBURN VIC 3064	594000	18-Dec-25
30 THE GARLANDS CRAIGIEBURN VIC 3064	615000	26-Feb-26
11 BRAVEHEART ROAD CRAIGIEBURN VIC 3064	635000	21-Dec-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: 02 May 2026

**18 CAVELL DRIVE CRAIGIEBURN
VIC 3064**

3 2 2

Sold Price

594000

Sold Date

18-Dec-25

Distance

0.07km**30 THE GARLANDS CRAIGIEBURN
VIC 3064**

3 2 2

Sold Price

615000

Sold Date

26-Feb-26

Distance

1.76km**11 BRAVEHEART ROAD
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price

635000

Sold Date

21-Dec-25

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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