

## 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

2/35 HAMILTON STREET CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jun 2025

to

31 May 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

3/25 CABLE CIRCUIT CRAIGIEBURN VIC 3064	\$455,000	11-Mar-26
3/7 RAVENWOODS WAY CRAIGIEBURN VIC 3064	\$412,500	19-May-26
2/7 RAVENWOODS WAY CRAIGIEBURN VIC 3064	\$411,000	09-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: 17 June 2026



**3/25 CABLE CIRCUIT  
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$455,000** Sold Date **11-Mar-26**

Distance **2.81km**



**3/7 RAVENWOODS WAY  
CRAIGIEBURN VIC 3064**

 2  1  -

Sold Price <sup>RS</sup> **\$412,500** Sold Date **19-May-26**

Distance **2.78km**



**2/7 RAVENWOODS WAY  
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$411,000** Sold Date **09-Feb-26**

Distance **2.78km**

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

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