

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 CASPIAN 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,500

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

31 CASPIAN DRIVE CRAIGIEBURN VIC 3064	\$758,000	28-Apr-26
17 PERSIMMON ROAD CRAIGIEBURN VIC 3064	\$720,000	21-Mar-26
232 HIGHLANDER DRIVE CRAIGIEBURN VIC 3064	\$749,000	06-Jun-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 29 August 2026

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**31 CASPIAN DRIVE CRAIGIEBURN
VIC 3064**

 4  2  2

Sold Price **\$758,000** Sold Date **28-Apr-26**

Distance **0.05km**

**17 PERSIMMON ROAD
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$720,000** Sold Date **21-Mar-26**

Distance **0.24km**



**232 HIGHLANDER DRIVE
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$749,000** Sold Date **06-Jun-26**

Distance **0.95km**

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

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