

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	35 Lemon Myrtle Way, Craigieburn, Vic 3064
---	--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between	\$600,000	&	\$630,000
---------------	-----------	---	-----------

Median sale price

Median price	\$715,000	Property type	House	Suburb	Craigieburn
--------------	-----------	---------------	-------	--------	-------------

Period - From	01/08/2025	to	31/10/2025	Source	 PropTrack
---------------	------------	----	------------	--------	---

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 six 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
2 Virtue Way, Craigieburn, VIC 3064	\$600,000	14/10/2025
9 Arden Road, Craigieburn, VIC 3064	\$622,000	08/11/2025
1 Kelway Street, Craigieburn, VIC 3064	\$630,000	29/09/2025

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 six months.

This Statement of Information was prepared on: 19/11/2025