

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

139 Marathon Boulevard 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 \$500,000 & \$530,000

Median sale price

(*Delete house or unit as applicable)

Median price \$635000 *House *Unit Suburb Craigieburn

Period - From Nov 2024 to Oct 2025 Source Realestate.com.au

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

90 Marathon Boulevard, Craigieburn, Vic 3064	\$542,888	27/10/2025
20 Yarramie Circuit, Craigieburn, Vic 3064	553,000	18/08/2025
22 Featherpark Way, Craigieburn, Vic 3064	530,000	16/10/2025

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.