

# 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](http://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.