

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 100 Golfview Drive, Craigieburn Vic 3064

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$730,000 Property Type House Suburb Craigieburn

Period - From 01/07/2025 to 30/09/2025 Source REIV

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
1	115 Golf View Dr CRAIGIEBURN 3064	\$730,000	06/10/2025
2	4 Vigor St CRAIGIEBURN 3064	\$680,000	09/08/2025
3	16 Pine Valley Rise CRAIGIEBURN 3064	\$747,000	28/06/2025

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: 20/10/2025 09:57



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$680,000 - \$748,000

Median House Price

September quarter 2025: \$730,000

Comparable Properties



115 Golf View Dr CRAIGIEBURN 3064 (REI)

Agent Comments

4 2 2

Price: \$730,000

Method: Private Sale

Date: 06/10/2025

Property Type: House

Land Size: 400 sqm approx



4 Vigor St CRAIGIEBURN 3064 (REI)

Agent Comments

4 2 2

Price: \$680,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 320 sqm approx



16 Pine Valley Rise CRAIGIEBURN 3064 (REI)

Agent Comments

4 3 2

Price: \$747,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 400 sqm approx

Account - Love & Co