

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

24/11 TROWARD HARVEY WAY 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

25/11 TROWARD HARVEY WAY CRAIGIEBURN VIC 3064	\$430,000	24-Apr-26
28/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$427,000	08-Apr-26
45/20 HYDE PARK AVENUE CRAIGIEBURN VIC 3064	\$420,000	01-May-26

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 6 months.~~

This Statement of Information was prepared on: 23 July 2026

Calvyn Walker
 M 0429868086
 E calvyn@walkerint.com.au



**25/11 TROWARD HARVEY WAY
 CRAIGIEBURN VIC 3064**

2 2 1

Sold Price **\$430,000** Sold Date **24-Apr-26**

Distance **0km**



**28/60-70 CRADLE MOUNTAIN
 DRIVE CRAIGIEBURN VIC 3064**

2 1 1

Sold Price ^{RS} **\$427,000** Sold Date **08-Apr-26**

Distance **0.91km**



**45/20 HYDE PARK AVENUE
 CRAIGIEBURN VIC 3064**

2 1 1

Sold Price **\$420,000** Sold Date **01-May-26**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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