

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 34 Axminster Drive, 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 \$650,000

&

\$

Median sale price

Median price \$660,000

Property type 3 bedroom houses

Suburb Craigieburn

Period - From SEP 2025

to

AUG 2026

Source property.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
111 Dianne Avenue, Craigieburn	\$653,000	8/08/2026
14 Whitley Cres, Craigieburn	\$660,000	06/08/2026
14 Peterlee Court, Craigieburn	\$662,500	01/07/2026

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: 04/09/2026