

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

38 Little Windrock Lane, Craigieburn Vic 3064

Indicative selling price

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

Range between

\$390,000

&

\$410,000

Median sale price

Median price

\$735,000

Property Type

House

Suburb

Craigieburn

Period - From

01/04/2025

to

31/03/2026

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	84/1-15 Beddison Rd CRAIGIEBURN 3064	\$415,000	15/12/2025
2	23/1 Hyde Park Av CRAIGIEBURN 3064	\$415,000	11/11/2025
3	6/1-15 Beddison Rd CRAIGIEBURN 3064	\$415,000	24/03/2026

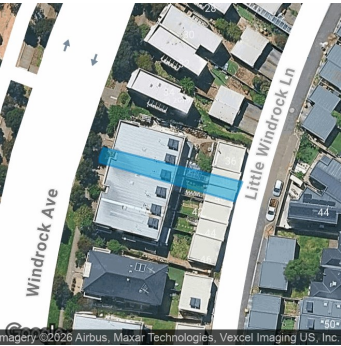
OR

~~**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:

08/04/2026 15:39

38 Little Windrock Lane, Craigieburn Vic 3064



2 1 1

Property Type: House
Land Size: 129 sqm approx
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000
Median House Price
Year ending March 2026: \$735,000

Comparable Properties

84/1-15 Beddison Rd CRAIGIEBURN 3064 (REI)

Agent Comments

2 1 1

Price: \$415,000
Method:
Date: 15/12/2025
Property Type: House

23/1 Hyde Park Av CRAIGIEBURN 3064 (REI)

Agent Comments

2 1 1

Price: \$415,000
Method:
Date: 11/11/2025
Property Type: House



6/1-15 Beddison Rd CRAIGIEBURN 3064 (REI)

Agent Comments

2 1 1

Price: \$415,000
Method: Private Sale
Date: 24/03/2026
Property Type: Townhouse (Single)

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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