

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

9 NATURAL 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

or range
between

\$620,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$664,750

Property type

House

Suburb

Craigieburn

Period-from

01 Aug 2024

to

31 Jul 2025

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

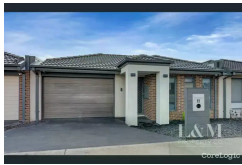
Date of sale

11 GRACE STREET CRAIGIEBURN VIC 3064	\$620,000	15-Jun-25
67 STREAMSIDE DRIVE CRAIGIEBURN VIC 3064	\$633,001	17-Mar-25
24 LOMBARD STREET ROXBURGH PARK VIC 3064	\$640,000	19-Apr-25

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: 01 August 2025



11 GRACE STREET CRAIGIEBURN VIC 3064

3 2 1

Sold Price

\$620,000

Sold Date

15-Jun-25

Distance

0.58km



67 STREAMSIDE DRIVE CRAIGIEBURN VIC 3064

3 2 2

Sold Price

\$633,001

Sold Date

17-Mar-25

Distance

1.25km



24 LOMBARD STREET ROXBURGH PARK VIC 3064

3 2 2

Sold Price

\$640,000

Sold Date

19-Apr-25

Distance

2.21km

RS = Recent sale

UN = Undisclosed Sale

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