

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 261 Highlander Drive, Craigieburn Vic 3064

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$723,000 Property Type House Suburb Craigieburn

Period - From 10/06/2025 to 09/06/2026 Source Property Data

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	5 Paxton St CRAIGIEBURN 3064	\$655,000	19/05/2026
2	24 Angove St CRAIGIEBURN 3064	\$645,000	18/05/2026
3	18 Thyridia St MICKLEHAM 3064	\$631,000	15/05/2026

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: 10/06/2026 09:06



Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median House Price
10/06/2025 - 09/06/2026: \$723,000

Comparable Properties



5 Paxton St CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 19/05/2026
Property Type: House



24 Angove St CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 240 sqm approx



18 Thyridia St MICKLEHAM 3064 (REI)

Agent Comments



Price: \$631,000
Method: Private Sale
Date: 15/05/2026
Property Type: House

Account - Biggin & Scott | P: 03 9317 5577