

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

\$600,000

&

\$640,000

Median sale price

Median price

\$716,600

Property Type

House

Suburb

Craigieburn

Period - From

01/04/2026

to

30/06/2026

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	23 Lemon Myrtle Way CRAIGIEBURN 3064	\$600,100	02/07/2026
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:

06/07/2026 11:42



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$640,000
Median House Price
June quarter 2026: \$716,600

Comparable Properties



23 Lemon Myrtle Way CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$600,100
Method: Auction Sale
Date: 02/07/2026
Property Type: House (Res)



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