

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

123 Marathon Boulevard, Craigieburn, Vic 3064

Indicative selling price

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

range between

\$560,000

&

\$580,000

Median sale price

Median price

\$461,250

Property type

Unit

Suburb

Craigieburn

Period - From

01/05/2025

to

31/07/2025

Source



PropTrack

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
10 Delta Drive, Craigieburn, VIC 3064	\$569,000	20/03/2025
46 Cascade Terrace, Craigieburn, VIC 3064	\$550,000	13/06/2025
15/38 Mallard Circuit, Craigieburn, VIC 3064	\$567,000	04/02/2025

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: 01/08/2025

Virtual Tour

123 Marathon Boulevard, Craigieburn

[Watch the Video](#)

Disclaimer: This virtual walkthrough is provided for illustrative and informational purposes only. While care has been taken in the creation of this video, it does not constitute a comprehensive or complete representation of the property. Certain areas or features may be inadvertently omitted or not shown in full detail.

Prospective purchasers must not rely solely on this video for the purpose of making a purchasing decision. Neither the agent nor the vendor accepts any liability for errors, omissions, or misstatements (whether negligent or otherwise) contained in the video. All interested parties are strongly advised to conduct their own inspections, inquiries, and due diligence to satisfy themselves of the accuracy and completeness of the information presented. Use of this video implies acceptance of these terms.

McGrath