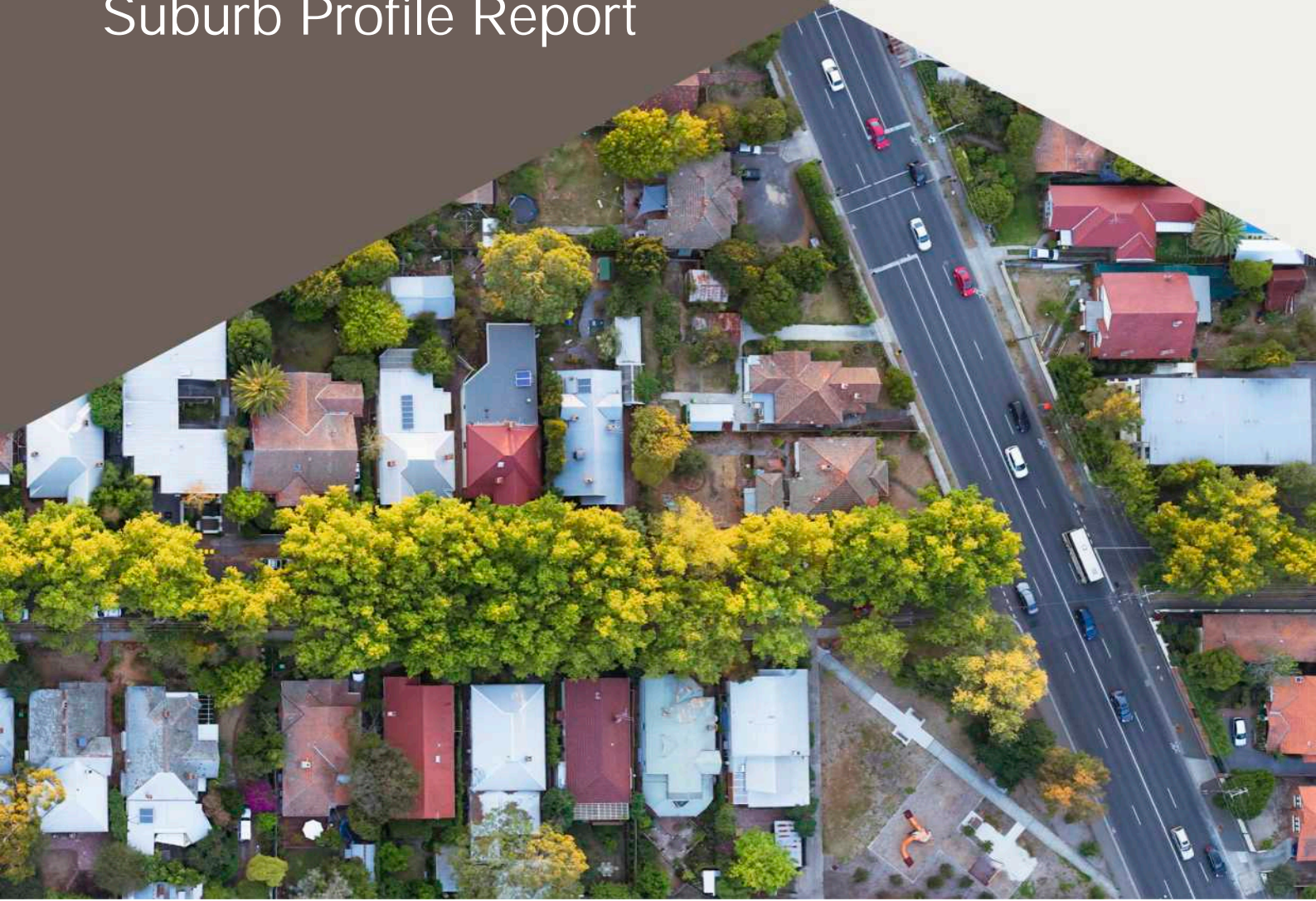


# Suburb Profile Report



## Craigieburn VIC 3064

Prepared on: 11 January 2019

## CRAIGIEBURN


**25km**

Distance from GPO


**50.4k**

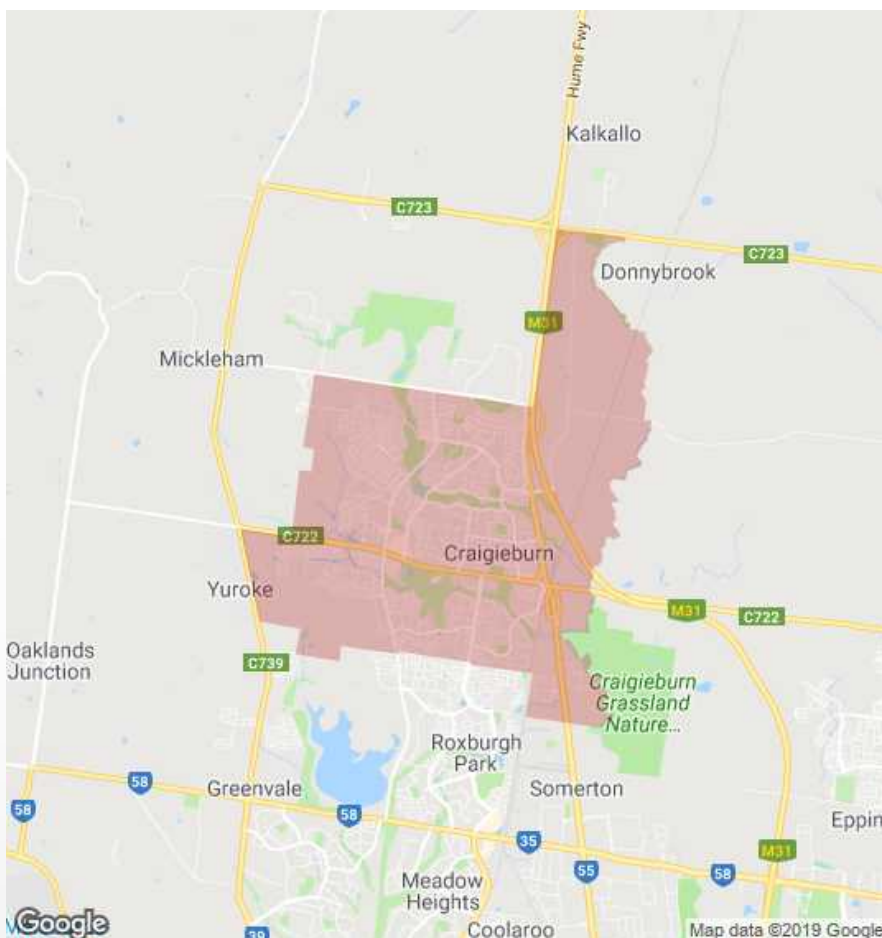
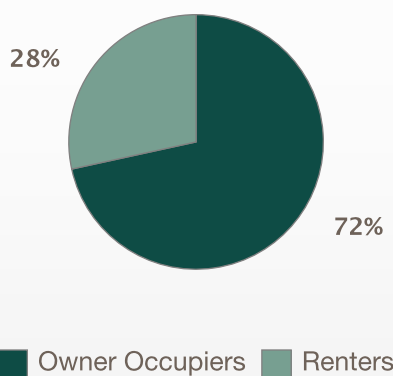
Population

**↑53.8%**

5 year population change


**8 years**

Average length of ownership



The size of Craigieburn is approximately 35.5 square kilometres. It has 136 parks covering nearly 6.1% of total area. The population of Craigieburn in 2011 was 32,756 people. By 2016 the population was 50,364 showing a population growth of 53.8% in the area during that time. The predominant age group in Craigieburn is 30-39 years. Households in Craigieburn are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Craigieburn work in a trades occupation. In 2011, 78.8% of the homes in Craigieburn were owner-occupied compared with 69.4% in 2016. Currently the median sales price of houses in the area is \$550,000.



Total dwellings



Total new listings\*



Median Value

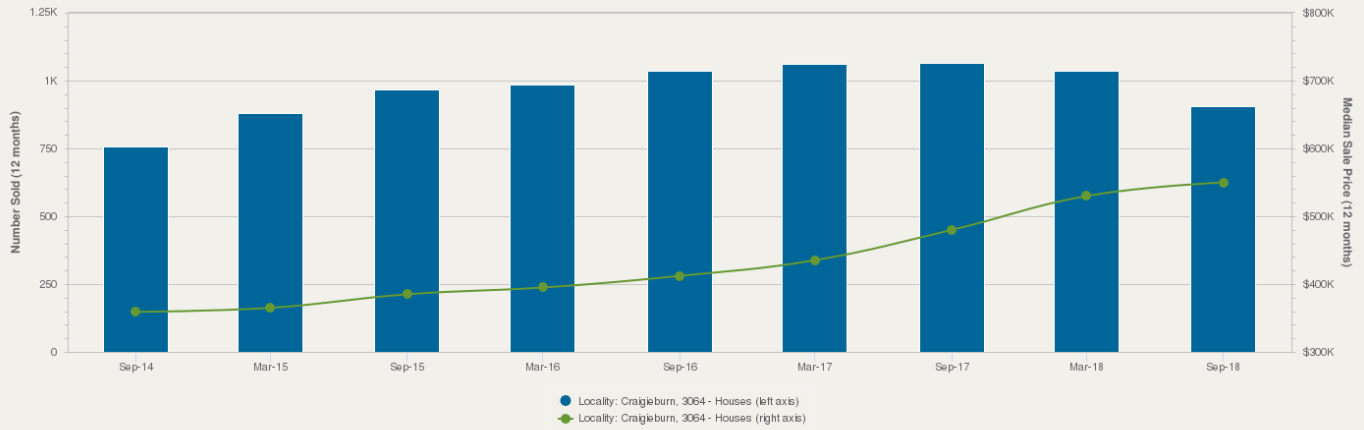
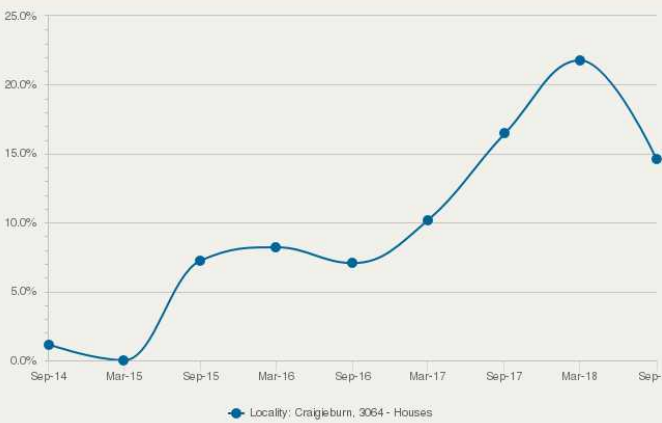


Total number currently listed


**14,291**
**1,112**
**\$548,688**
**374**

**1,852**
**119**
**\$385,527**
**45**

\*Total number of unique properties listed for sale over the past 12 months.


**HOUSES: FOR SALE**
**Number Sold vs. Median Sale Price**

**Change in Median Price**

**Average Days on Market vs. Average Vendor Discount**

**\$\$\$**

Upper Quartile Price\*

**\$610,000**

The 75th percentile sale price of sales over the past 12 months within the suburb.

**\$\$**

Median Price\*

**\$550,000**

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

**\$**

















Lower Quartile Price\*

**\$491,750**

















The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period


















**HOUSES: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **4**
 **2**  
**BEDROOMS**
**RECENTLY SOLD**
 **20**

 <p><b>2537 Riverglen Drive</b>  <b>Craigieburn VIC 3064</b>          Listed on 04 Jan 2019          Not Disclosed</p>	 1  2  336m <sup>2</sup>	 <p><b>5 Tirie Lane Craigieburn VIC 3064</b>          Sold on 01 Dec 2018  <b>\$430,000*</b></p>	 2  2  238m <sup>2</sup>
 <p><b>54 Cascade Terrace</b>  <b>Craigieburn VIC 3064</b>          Listed on 28 Dec 2018          Not Disclosed</p>	 1  2  25m <sup>2</sup>	 <p><b>1-17 North Shore Drive</b>  <b>Craigieburn VIC 3064</b>          Sold on 20 Nov 2018          Not Disclosed</p>	 1  2  101m <sup>2</sup>

 **154**
 **3**  
**BEDROOMS**
 **181**

 <p><b>18 Angove Street</b>  <b>Craigieburn VIC 3064</b>          Listed on 07 Jan 2019          Price Upon Application</p>	 1  2  212m <sup>2</sup>	 <p><b>1 Fawkner Lane Craigieburn VIC 3064</b>          Sold on 22 Dec 2018  <b>\$550,500*</b></p>	 2  2  487m <sup>2</sup>
 <p><b>31 Baronial Way Craigieburn VIC 3064</b>          Listed on 07 Jan 2019          Contact Agent</p>	 2  2  511m <sup>2</sup>	 <p><b>62 Hamilton Hume Parade</b>  <b>Craigieburn VIC 3064</b>          Sold on 20 Dec 2018  <b>\$450,000*</b></p>	 2  2  331m <sup>2</sup>

 **192**
 **4**  
**BEDROOMS**
 **181**

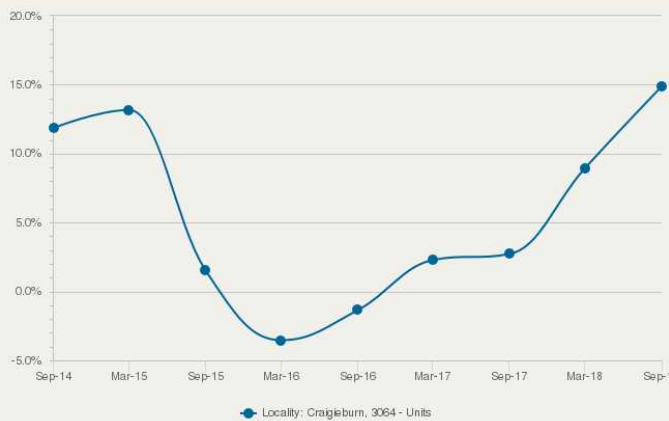
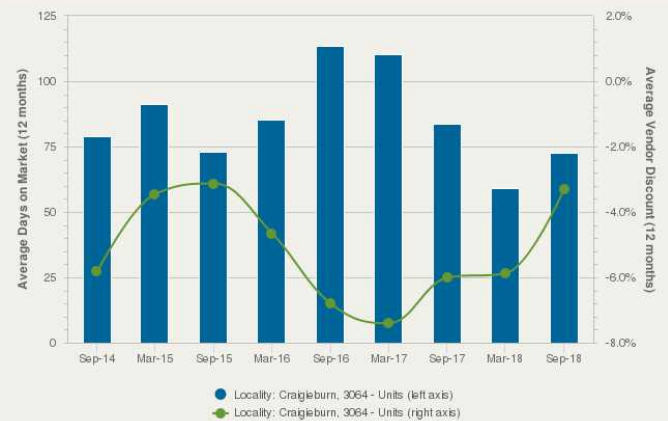
 <p><b>32 Ballybunion Avenue</b>  <b>Craigieburn VIC 3064</b>          Listed on 07 Jan 2019  <b>\$480,000 - \$520,000</b></p>	 2  2  521m <sup>2</sup>	 <p><b>9 Bradworth Street</b>  <b>Craigieburn VIC 3064</b>          Sold on 08 Jan 2019          Not Disclosed</p>	 2  1  650m <sup>2</sup>
 <p><b>30 Banjolina Circuit</b>  <b>Craigieburn VIC 3064</b>          Listed on 07 Jan 2019  <b>\$579,900</b></p>	 2  2  350m <sup>2</sup>	 <p><b>3 Nethercote Street</b>  <b>Craigieburn VIC 3064</b>          Sold on 03 Jan 2019  <b>\$705,000*</b></p>	 2  2  392m <sup>2</sup>



= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised


**UNITS: FOR SALE**
**Number Sold vs. Median Sale Price**

**Change in Median Price**

**Average Days on Market vs. Average Vendor Discount**

**\$\$\$**

Upper Quartile Price\*

**\$429,875**

The 75th percentile sale price of sales over the past 12 months within the suburb.

**\$\$**

Median Price\*

**\$390,000**

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

**\$**

Lower Quartile Price\*

**\$360,000**

The 25th percentile sale price of sales over the past 12 months within the suburb.

*\*Statistics are calculated over a rolling 12 month period*


**UNITS: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **0**
 **1**  
**BEDROOMS**
**RECENTLY SOLD**
 **2**

There are no 1 bedroom Units on the market in this suburb


**11 Cohen Walk Craigieburn  
VIC 3064**

Sold on 25 Oct 2018  
\$321,000\*

 **1**
 **1**
 **2,114m<sup>2</sup>**

**3/43 Pearl Drive Craigieburn  
VIC 3064**

Sold on 25 Aug 2018  
\$300,000

 **1**
 **1**
 **120m<sup>2</sup>**
 **22**
 **2**  
**BEDROOMS**
 **24**

**22 Andover Lane  
Craigieburn VIC 3064**

Listed on 07 Jan 2019  
\$385,000

 **2**
 **1**
 **137m<sup>2</sup>**

**7 Bayano Way Craigieburn  
VIC 3064**

Listed on 07 Jan 2019  
Price Reduction \$380,000 -  
\$400,000

 **1**
 **2**
 **126m<sup>2</sup>**

**49/60-70 Cradle Mountain  
Drive Craigieburn VIC 3064**

Sold on 28 Nov 2018  
\$335,000

 **1**
 **1**
 **63m<sup>2</sup>**

**22 Penhall Drive Craigieburn  
VIC 3064**

Sold on 26 Nov 2018  
\$380,000

 **1**
 **1**
 **151m<sup>2</sup>**
 **16**
 **3**  
**BEDROOMS**
 **21**

**6 Clarendon Avenue  
Craigieburn VIC 3064**

Listed on 07 Jan 2019  
\$465,000 - \$495,000

 **1**
 **1**
 **312m<sup>2</sup>**

**54/20 Hyde Park Avenue  
Craigieburn VIC 3064**

Listed on 07 Jan 2019  
Contact Agent

 **2**
 **2**
 **9,430m<sup>2</sup>**

**55A Rokeby Crescent  
Craigieburn VIC 3064**

Sold on 20 Dec 2018  
\$418,000\*

 **2**
 **1**
 **390m<sup>2</sup>**

**11/8 Moresby Court  
Craigieburn VIC 3064**

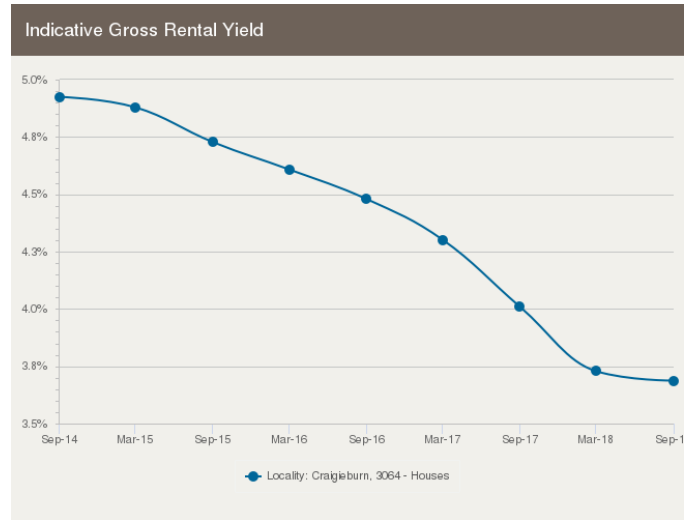
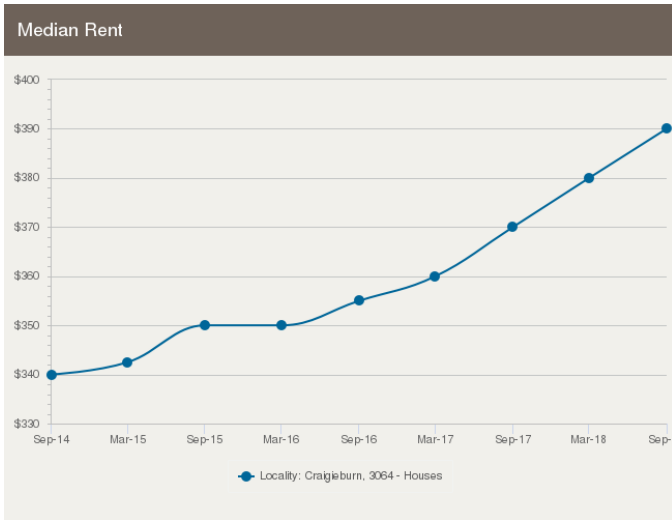
Sold on 17 Dec 2018  
\$419,000\*

 **2**
 **2**
 **172m<sup>2</sup>**


= number of units currently On the Market or Sold within the last 6 months

\*Agent advised

## HOUSES: FOR RENT



## HOUSES: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

7

2  
BEDROOMS

<p><b>54 Baronial Way Craigieburn VIC 3064</b>                  Listed on 07 Jan 2019  <b>\$350/W</b></p> <p> 1   2   232m<sup>2</sup></p>	<p><b>18/1 Brunswick Crescent Craigieburn VIC 3064</b>                  Listed on 07 Jan 2019  <b>\$410/W</b></p> <p> 1   2   -</p>
--	---

61

3  
BEDROOMS

<p><b>26 Black Wattle Road Craigieburn VIC 3064</b>                  Listed on 07 Jan 2019  <b>\$380/W</b></p> <p> 1   2   262m<sup>2</sup></p>	<p><b>25 Brunswick Crescent Craigieburn VIC 3064</b>                  Listed on 07 Jan 2019  <b>\$400/W</b></p> <p> 2   2   213m<sup>2</sup></p>
---	--

43

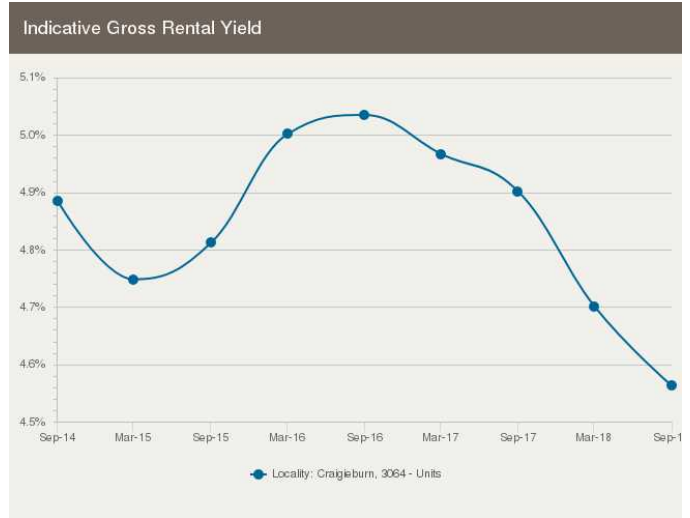
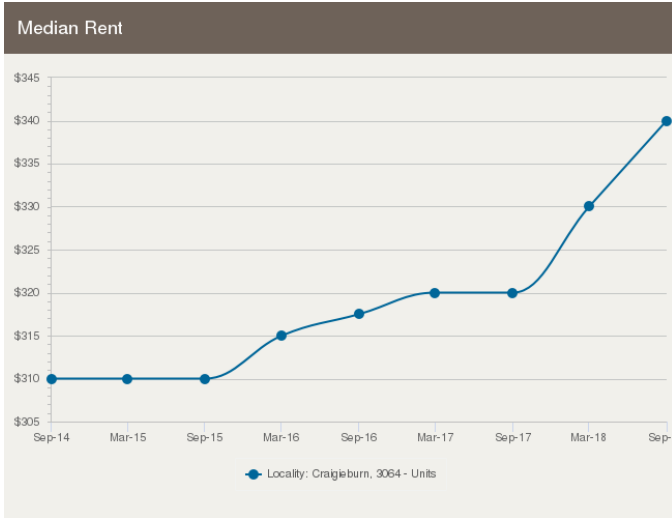
4  
BEDROOMS

<p><b>95 Charteris Drive Craigieburn VIC 3064</b>                  Listed on 08 Jan 2019  <b>\$440/W</b></p> <p> 2   2   437m<sup>2</sup></p>	<p><b>42 Bainbridge Close Craigieburn VIC 3064</b>                  Listed on 07 Jan 2019  <b>\$390/W</b></p> <p> 3   2   675m<sup>2</sup></p>
---	--

= number of houses observed as On the Market for Rent within the last month



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

0

1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

31

2  
BEDROOMS

**17 Alexander Circuit**  
 Craigieburn VIC 3064

Listed on 07 Jan 2019  
 \$340/W

1  
 1  
 50m<sup>2</sup>

**22/29 Ardsley Circuit**  
 Craigieburn VIC 3064

Listed on 07 Jan 2019  
 \$330/W

1  
 1  
 130m<sup>2</sup>

27

3  
BEDROOMS

**26 Parkforest Walk**  
 Craigieburn VIC 3064

Listed on 08 Jan 2019  
 \$370/W

2  
 2  
 159m<sup>2</sup>

**2/14 Ajana Drive**  
 Craigieburn VIC 3064

Listed on 07 Jan 2019  
 \$370/W

1  
 2  
 -



= number of units observed as On the Market for Rent within the last month



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