

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

6/5-9 CLASSIC PLACE 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jan 2025

to

31 Dec 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

66 BARONIAL WAY CRAIGIEBURN VIC 3064	\$430,000	22-Oct-25
11 MEYERS WALK CRAIGIEBURN VIC 3064	\$430,000	26-Oct-25
32/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$450,000	01-Sep-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.~~

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**66 BARONIAL WAY CRAIGIEBURN
VIC 3064**

 2  1  1

Sold Price

\$430,000

Sold Date

22-Oct-25

Distance

1.3km



**11 MEYERS WALK CRAIGIEBURN
VIC 3064**

 2  2  1

Sold Price

Sold Date

26-Oct-25

Distance

1.51km



**32/8 MORESBY COURT
CRAIGIEBURN VIC 3064**

 2  2  1

Sold Price

\$450,000

Sold Date

01-Sep-25

Distance

1.66km

RS = Recent sale **UN** = Undisclosed Sale

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