

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

3 WHITBY 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,200

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2025

to

31 Jan 2026

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

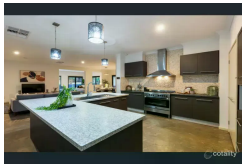
54 ROYAL TERRACE CRAIGIEBURN VIC 3064	\$945,000	04-Oct-25
18 GRANDVIEW BOULEVARD CRAIGIEBURN VIC 3064	\$918,000	14-Feb-26

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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54 ROYAL TERRACE CRAIGIEBURN VIC 3064 Sold Price **\$945,000** Sold Date **04-Oct-25**

 5  2  2

Distance **0.36km**



18 GRANDVIEW BOULEVARD CRAIGIEBURN VIC 3064 Sold Price ^{RS} **\$918,000** Sold Date **14-Feb-26**

 4  2  2

Distance **0.31km**

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

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