

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

8 POOLE STREET 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

\$835,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Craigieburn

Period-from

01 Mar 2025

to

28 Feb 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

5 ROSLEIGH DRIVE CRAIGIEBURN VIC 3064	\$821,000	20-Dec-25
45 HAMPTON STREET CRAIGIEBURN VIC 3064	\$811,000	13-Feb-26
86 HUNTINGTON DRIVE CRAIGIEBURN VIC 3064	\$810,000	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.~~

This Statement of Information was prepared on: 21 March 2026



**5 ROSLEIGH DRIVE CRAIGIEBURN
VIC 3064**

 4  2  2

Sold Price

\$821,000

Sold Date **20-Dec-25**

Distance **0.19km**



**45 HAMPTON STREET
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price

\$811,000

Sold Date **13-Feb-26**

Distance **1.01km**



**86 HUNTINGTON DRIVE
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price

^{RS} **\$810,000** ^{UN}

Sold Date **14-Feb-26**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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