

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 FEATHERWOOD CRESCENT 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,000

Property type

House

Suburb

Craigieburn

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

7 TUSOCK ROAD CRAIGIEBURN VIC 3064	\$628,000	17-Apr-26
1 ROCKWALL DRIVE CRAIGIEBURN VIC 3064	\$585,000	31-Aug-26
6 ANGOPHORA CRESCENT CRAIGIEBURN VIC 3064	\$650,000	24-Jul-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 29 September 2026



**7 TUSOCK ROAD CRAIGIEBURN
VIC 3064**

 3  2  2

Sold Price

\$628,000

Sold Date

17-Apr-26

Distance

1.38km



**1 ROCKWALL DRIVE CRAIGIEBURN
VIC 3064**

 3  2  2

Sold Price

^{RS} **\$585,000**

Sold Date

31-Aug-26

Distance

1.88km



**6 ANGOPHORA CRESCENT
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price

\$650,000

Sold Date

24-Jul-26

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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