

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

1 DENT CLOSE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,500

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2025

to

30 Jun 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 VALLEY COURT CRAIGIEBURN VIC 3064	\$680,000	03-Mar-25
34 PINES WAY CRAIGIEBURN VIC 3064	\$677,000	26-Apr-25
9 GOODRICH COURT CRAIGIEBURN VIC 3064	\$675,000	08-Jun-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.~~

This Statement of Information was prepared on: 13 July 2026


**5 VALLEY COURT CRAIGIEBURN
VIC 3064**
 4  2  2

Sold Price

\$680,000

Sold Date

03-Mar-25

Distance

1.29km

**34 PINES WAY CRAIGIEBURN VIC
3064**
 4  2  2

Sold Price

\$677,000

Sold Date

26-Apr-25

Distance

1.63km

**9 GOODRICH COURT
CRAIGIEBURN VIC 3064**
 4  2  2

Sold Price

\$675,000

Sold Date

08-Jun-25

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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