

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 FENLAND 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

or range
between

\$640,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,600

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2024

to

31 Oct 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

6 DOMAIN WAY CRAIGIEBURN VIC 3064	\$650,000	08-Jun-25
21 PEMBURY STREET CRAIGIEBURN VIC 3064	\$680,000	24-Jul-25
20 SAMOLUS STREET MICKLEHAM VIC 3064	\$680,000	03-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: 05 November 2025



6 DOMAIN WAY CRAIGIEBURN VIC 3064 Sold Price **\$650,000** Sold Date **08-Jun-25**

 4  2  2

Distance **0.47km**



21 PEMBURY STREET CRAIGIEBURN VIC 3064 Sold Price **\$680,000** Sold Date **24-Jul-25**

 4  2  2

Distance **0.48km**



20 SAMOLUS STREET MICKLEHAM VIC 3064 Sold Price Sold Date **03-Jun-25**

 4  2  2

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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