

## 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 MANNINGTREE PARADE CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$689,000

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 5 CHINNOCK COURT CRAIGIEBURN VIC 3064   | \$665,525 | 28-Aug-25 |
| 9 PARTON PLACE CRAIGIEBURN VIC 3064     | \$690,000 | 19-Aug-25 |
| 8 MITFORD CRESCENT CRAIGIEBURN VIC 3064 | \$690,000 | 28-May-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: 25 November 2025


**5 CHINNOCK COURT  
CRAIGIEBURN VIC 3064**

 3
  2
  1

Sold Price

<sup>RS</sup>
**\$665,525**

Sold Date

**28-Aug-25**

Distance

**1.71km**

**9 PARTON PLACE CRAIGIEBURN  
VIC 3064**

 3
  2
  2

Sold Price

**\$690,000**

Sold Date

**19-Aug-25**

Distance

**0.53km**

**8 MITFORD CRESCENT  
CRAIGIEBURN VIC 3064**

 3
  2
  2

Sold Price

Sold Date

**28-May-25**

Distance

**0.69km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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