

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 GOODRICH COURT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

House

Suburb

Craigieburn

Period-from

01 Sep 2024

to

31 Aug 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

76 YARCOMBE CRESCENT CRAIGIEBURN VIC 3064	\$805,000	23-Aug-25
200 CRAIGIEBURN ROAD CRAIGIEBURN VIC 3064	\$860,000	04-Jul-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: 08 September 2025


**76 YARCOMBE CRESCENT
CRAIGIEBURN VIC 3064**

 4
  2
  2

Sold Price

^{RS} **\$805,000** Sold Date **23-Aug-25**

Distance **0.53km**

**200 CRAIGIEBURN ROAD
CRAIGIEBURN VIC 3064**

 3
  1
  2

Sold Price

^{RS} **\$860,000** Sold Date **04-Jul-25**

Distance **1.61km**
RS = Recent sale

UN = Undisclosed Sale

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