

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 NOTTINGHAM 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2025

to

31 May 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

8 POOLE STREET CRAIGIEBURN VIC 3064	\$815,000	02-Apr-26
18 MAREEBA WAY CRAIGIEBURN VIC 3064	\$800,000	14-Apr-26
64 NEWBURY BOULEVARD CRAIGIEBURN VIC 3064	\$840,000	18-Apr-26

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.~~

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**8 POOLE STREET CRAIGIEBURN
VIC 3064**

4 3 2

Sold Price

\$815,000

Sold Date **02-Apr-26**

Distance **0.38km**



**18 MAREEBA WAY CRAIGIEBURN
VIC 3064**

4 2 2

Sold Price

\$800,000

Sold Date **14-Apr-26**

Distance **1.12km**



**64 NEWBURY BOULEVARD
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price

\$840,000

Sold Date **18-Apr-26**

Distance **2.22km**



**13 FINCHLEY WAY CRAIGIEBURN
VIC 3064**

4 2 2

Sold Price

^{RS} **\$880,500**

Sold Date **04-May-26**

Distance **2.67km**

RS = Recent sale

UN = Undisclosed Sale

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