

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

4 Ramsbury Street, Craigieburn Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000

&

\$730,000

Median sale price

Median price \$720,000

Property Type House

Suburb Craigieburn

Period - From 26/03/2025

to

25/03/2026

Source

Property Data

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 six 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
1	14 Farnham Ct CRAIGIEBURN 3064	\$730,000	30/01/2026
2	4 Limerick Ct ROXBURGH PARK 3064	\$730,000	20/12/2025
3	6 Brandon Ct CRAIGIEBURN 3064	\$717,000	01/11/2025

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 six months.~~

This Statement of Information was prepared on:

26/03/2026 12:46

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Indicative Selling Price

\$670,000 - \$730,000

Median House Price

26/03/2025 - 25/03/2026: \$720,000



Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



14 Farnham Ct CRAIGIEBURN 3064 (REI)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 30/01/2026

Property Type: House (Res)

Land Size: 544 sqm approx



4 Limerick Ct ROXBURGH PARK 3064 (REI/VG)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 474 sqm approx



6 Brandon Ct CRAIGIEBURN 3064 (REI/VG)

Agent Comments



Price: \$717,000

Method: Auction Sale

Date: 01/11/2025

Property Type: House (Res)

Land Size: 710 sqm approx

Account - Jellis Craig | P: 03 94321444