

## 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

9 BALCOMBE COURT 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Mar 2025

to

28 Feb 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 23 NEWLYN DRIVE CRAIGIEBURN VIC 3064     | \$585,000 | 11-Mar-26 |
| 24 MULBERRY PASS CRAIGIEBURN VIC 3064    | \$620,000 | 22-Sep-25 |
| 1/7 TYRELL COURT MEADOW HEIGHTS VIC 3048 | \$570,000 | 06-Oct-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 March 2026

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**23 NEWLYN DRIVE CRAIGIEBURN  
VIC 3064**

3 1 3

Sold Price <sup>RS</sup> **\$585,000** <sup>UN</sup> Sold Date **11-Mar-26**

Distance **0.51km**



**24 MULBERRY PASS CRAIGIEBURN  
VIC 3064**

3 2 1

Sold Price **\$620,000** Sold Date **22-Sep-25**

Distance **1.86km**



**1/7 TYRELL COURT MEADOW  
HEIGHTS VIC 3048**

3 2 1

Sold Price **\$570,000** Sold Date **06-Oct-25**

Distance **4.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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