

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 NAUTICAL CRESCENT 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Aug 2024

to

31 Jul 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

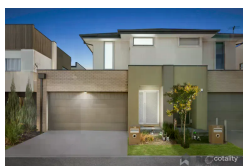
Date of sale

36 MERLIN STREET CRAIGIEBURN VIC 3064	\$585,000	31-May-25
18 MERLIN STREET CRAIGIEBURN VIC 3064	\$550,000	08-Nov-24
33 NAUTICAL CRESCENT CRAIGIEBURN VIC 3064	\$580,000	02-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: 25 August 2025


**36 MERLIN STREET CRAIGIEBURN
VIC 3064**

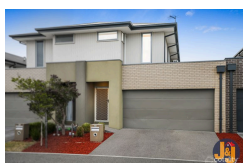
Sold Price

\$585,000

Sold Date

31-May-25
 3
 2
 2

Distance

0km

**18 MERLIN STREET CRAIGIEBURN
VIC 3064**

Sold Price

\$550,000

Sold Date

08-Nov-24
 3
 2
 2

Distance

0km

**33 NAUTICAL CRESCENT
CRAIGIEBURN VIC 3064**

Sold Price

\$580,000

Sold Date

02-Jul-25
 3
 2
 2

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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