

## 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 THE CREEK APPROACH CRAIGIEBURN VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$847,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 74 NORTHUMBERLAND CIRCUIT CRAIGIEBURN VIC 3064 | \$864,000 | 12-Apr-25 |
| 5 CANISBY WAY CRAIGIEBURN VIC 3064             | \$875,000 | 10-Apr-25 |
| 32 WILLIAM HOVELL PASS CRAIGIEBURN VIC 3064    | \$940,000 | 14-Apr-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: 02 July 2025



**74 NORTHUMBERLAND CIRCUIT  
CRAIGIEBURN VIC 3064**

4 - -

Sold Price **\$864,000** Sold Date **12-Apr-25**

Distance **0.84km**



**5 CANISBY WAY CRAIGIEBURN  
VIC 3064**

4 2 3

Sold Price <sup>RS</sup> **\$875,000** Sold Date **10-Apr-25**

Distance **1.35km**



**32 WILLIAM HOVELL PASS  
CRAIGIEBURN VIC 3064**

5 3 2

Sold Price <sup>RS</sup> **\$940,000** Sold Date **14-Apr-25**

Distance **0.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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