

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

6 NETHERCOTE STREET 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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$664,750

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

6 GLACIER STREET CRAIGIEBURN VIC 3064	\$715,500	14-Jun-25
40 GOSSIA AVENUE CRAIGIEBURN VIC 3064	\$720,000	07-May-25
37 BRENTWICK DRIVE CRAIGIEBURN VIC 3064	\$720,000	15-Mar-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: 09 July 2025



**6 GLACIER STREET CRAIGIEBURN
VIC 3064**

4 2 2

Sold Price

^{RS} **\$715,500** Sold Date **14-Jun-25**

Distance **0.62km**



**40 GOSSIA AVENUE CRAIGIEBURN
VIC 3064**

4 2 2

Sold Price

\$720,000 Sold Date **07-May-25**

Distance **3.07km**



**37 BRENTWICK DRIVE
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price

Sold Date **15-Mar-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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