

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 PENARTH COURT 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Craigieburn

Period-from

01 Sep 2024

to

31 Aug 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

4 WATCHET COURT CRAIGIEBURN VIC 3064	\$630,000	02-May-25
12 WAVERLEY COURT CRAIGIEBURN VIC 3064	\$600,000	17-Apr-25
44 WATTLEGLLEN STREET CRAIGIEBURN VIC 3064	\$600,000	21-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: 02 September 2025



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**4 WATCHET COURT CRAIGIEBURN
VIC 3064**

3 1 2

Sold Price

\$630,000

Sold Date **02-May-25**

Distance **0.09km**



**12 WAVERLEY COURT
CRAIGIEBURN VIC 3064**

4 2 4

Sold Price

\$600,000

Sold Date **17-Apr-25**

Distance **0.37km**



**44 WATTLEGLEN STREET
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price

Sold Date **21-Mar-25**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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