

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

7 KIRRIBILLI CLOSE 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,000

Property type

House

Suburb

Craigieburn

Period-from

01 Nov 2024

to

31 Oct 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

6 GLACIER STREET CRAIGIEBURN VIC 3064	\$715,500	14-Jun-25
78 CHAMPION PARADE CRAIGIEBURN VIC 3064	\$720,700	02-Aug-25
6 NETHERCOTE STREET CRAIGIEBURN VIC 3064	\$725,000	26-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: 11 November 2025


**6 GLACIER STREET CRAIGIEBURN
VIC 3064**

 4
  2
  2

Sold Price

\$715,500

Sold Date

14-Jun-25

Distance

0.97km

**78 CHAMPION PARADE
CRAIGIEBURN VIC 3064**

 4
  2
  2

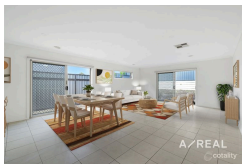
Sold Price

\$720,700

Sold Date

02-Aug-25

Distance

1.81km

**6 NETHERCOTE STREET
CRAIGIEBURN VIC 3064**

 4
  2
  2

Sold Price

\$725,000

Sold Date

26-Jul-25

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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