

## 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

78 YARCOMBE CRESCENT CRAIGIEBURN VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,600

Property type

House

Suburb

Craigieburn

Period-from

01 Oct 2024

to

30 Sep 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 25 YARCOMBE CRESCENT CRAIGIEBURN VIC 3064 | \$620,000 | 16-Jun-25 |
| 5 SALCOMBE COURT CRAIGIEBURN VIC 3064     | \$631,000 | 11-Oct-25 |
| 28 BRIDGEWATER ROAD CRAIGIEBURN VIC 3064  | \$635,000 | 21-May-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: 16 October 2025



**25 YARCOMBE CRESCENT  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price **\$620,000** Sold Date **16-Jun-25**

Distance **0.43km**

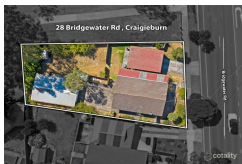


**5 SALCOMBE COURT  
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price <sup>RS</sup> **\$631,000** Sold Date **11-Oct-25**

Distance **0.66km**



**28 BRIDGEWATER ROAD  
CRAIGIEBURN VIC 3064**

 3  1  2

Sold Price **\$635,000** Sold Date **21-May-25**

Distance **1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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