

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

8 MANNINGTREE PARADE 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

\$595,000

&

\$650,000

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

5 SALCOMBE COURT CRAIGIEBURN VIC 3064	\$631,000	11-Oct-25
22 YARCOMBE CRESCENT CRAIGIEBURN VIC 3064	\$600,000	11-Jul-25
25 YARCOMBE CRESCENT CRAIGIEBURN VIC 3064	\$620,000	16-Jun-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: 17 November 2025



**5 SALCOMBE COURT
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price

^{RS}

\$631,000

Sold Date

11-Oct-25

Distance

0.61km



**22 YARCOMBE CRESCENT
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price

\$600,000

Sold Date

11-Jul-25

Distance

0.94km



**25 YARCOMBE CRESCENT
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price

\$620,000

Sold Date

16-Jun-25

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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