

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

9/8 MORESBY 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

\$420,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,500

Property type

Unit

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

8/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$585,000	29-Mar-25
16/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$478,000	11-May-25
23/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$478,000	11-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: 19 July 2025



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**8/8 MORESBY COURT
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price

\$585,000

Sold Date **29-Mar-25**

Distance

0km



**16/8 MORESBY COURT
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price

\$478,000

Sold Date **11-May-25**

Distance

0km



**23/8 MORESBY COURT
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price

Sold Date **11-May-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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