

## 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

95 MAREEBA WAY CRAIGIEBURN VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$589,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Craigieburn

Period-from

01 May 2024

to

30 Apr 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 12 GREEN HILL PLACE CRAIGIEBURN VIC 3064 | \$600,000 | 06-Feb-25 |
| 83 MAREEBA WAY CRAIGIEBURN VIC 3064      | \$679,000 | 23-Nov-24 |
| 6 BANSTEAD NOOK CRAIGIEBURN VIC 3064     | \$617,500 | 30-Nov-24 |

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: 01 May 2025



**12 GREEN HILL PLACE  
CRAIGIEBURN VIC 3064**

 3  2  2

Sold Price

**\$600,000**

Sold Date

**06-Feb-25**

Distance

**1.52km**



**83 MAREEBA WAY CRAIGIEBURN  
VIC 3064**

 3  2  2

Sold Price

**\$679,000**

Sold Date

**23-Nov-24**

Distance

**0.08km**



**6 BANSTEAD NOOK CRAIGIEBURN  
VIC 3064**

 3  2  2

Sold Price

**\$617,500**

Sold Date

**30-Nov-24**

Distance

**3.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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