

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

1 NEWHAVEN ROAD 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Craigieburn

Period-from

01 Mar 2025

to

28 Feb 2026

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

10 FALMOUTH COURT CRAIGIEBURN VIC 3064	\$784,000	20-Sep-25
8 WICK CLOSE CRAIGIEBURN VIC 3064	\$750,000	29-Aug-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 March 2026



**10 FALMOUTH COURT
CRAIGIEBURN VIC 3064**

 3  2  1

Sold Price **\$784,000** Sold Date **20-Sep-25**

Distance **0.39km**



**8 WICK CLOSE CRAIGIEBURN VIC
3064**

 3  2  2

Sold Price **\$750,000** Sold Date **29-Aug-25**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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