

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

2 NETHERCOTE STREET 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Craigieburn

Period-from

01 Apr 2025

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 11 BLACK RANGE AVENUE CRAIGIEBURN VIC 3064 | \$807,000 | 14-Mar-26 |
| 38 VALIANT CRESCENT CRAIGIEBURN VIC 3064 | \$822,500 | 07-Mar-26 |
| 45 HAMPTON STREET CRAIGIEBURN VIC 3064 | \$811,000 | 13-Feb-26 |

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: 22 April 2026



**11 BLACK RANGE AVENUE
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price ^{RS} **\$807,000** Sold Date **14-Mar-26**

Distance **3.17km**



**38 VALIANT CRESCENT
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price ^{RS} **\$822,500** Sold Date **07-Mar-26**

Distance **0.88km**



**45 HAMPTON STREET
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price **\$811,000** Sold Date **13-Feb-26**

Distance **2.41km**

RS = Recent sale

UN = Undisclosed Sale

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