

## 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

77 MAREEBA WAY CRAIGIEBURN VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Craigieburn

Period-from

01 Feb 2025

to

31 Jan 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

7 ROSLEIGH DRIVE CRAIGIEBURN VIC 3064	\$791,000	21-Sep-25
6 BECKETT WAY CRAIGIEBURN VIC 3064	\$765,000	15-Oct-25
20 KOORYONG WAY CRAIGIEBURN VIC 3064	\$780,000	10-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: 04 February 2026


**7 ROSLEIGH DRIVE CRAIGIEBURN  
VIC 3064**
 4  2  2

Sold Price

**\$791,000**

Sold Date

**21-Sep-25**

Distance

**0.72km**

**6 BECKETT WAY CRAIGIEBURN  
VIC 3064**
 4  2  2

Sold Price

**\$765,000**

Sold Date

**15-Oct-25**

Distance

**0.73km**

**20 KOOYONG WAY CRAIGIEBURN  
VIC 3064**
 4  2  2

Sold Price

**\$780,000**

Sold Date

**10-Aug-25**

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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