

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

6 MILLICENT DRIVE 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

\$645,000

&

\$695,000

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

| | | |
|--|--------|-----------|
| 17 BARNELL STREET CRAIGIEBURN VIC 3064 | 670000 | 09-Apr-26 |
| 8 AVON GROVE CRAIGIEBURN VIC 3064 | 660500 | 30-Jan-26 |
| 15 BANDICOOT ROAD CRAIGIEBURN VIC 3064 | 625000 | 13-Dec-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: 14 April 2026



17 BARNELL STREET CRAIGIEBURN VIC 3064 Sold Price

^{RS} **670000** Sold Date **09-Apr-26**

3 2 1

Distance **0.27km**



8 AVON GROVE CRAIGIEBURN VIC 3064 Sold Price

660500 Sold Date **30-Jan-26**

3 2 2

Distance **0.91km**



**15 BANDICOOT ROAD
CRAIGIEBURN VIC 3064** Sold Price

625000 Sold Date **13-Dec-25**

3 2 1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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