

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Craigieburn

Period-from

01 May 2025

to

30 Apr 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

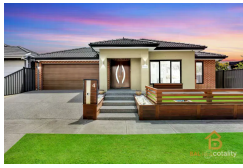
Date of sale

4 EMBLEM WAY CRAIGIEBURN VIC 3064	\$860,000	13-Dec-25
7 SCOTNEY ROAD CRAIGIEBURN VIC 3064	\$871,000	28-Feb-26
13 FINCHLEY WAY CRAIGIEBURN VIC 3064	\$880,500	04-May-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: 18 May 2026



**4 EMBLEM WAY CRAIGIEBURN VIC 3064** Sold Price **\$860,000** Sold Date **13-Dec-25**  
 Distance **1.38km**

 4  2  2



**7 SCOTNEY ROAD CRAIGIEBURN VIC 3064** Sold Price **\$871,000** Sold Date **28-Feb-26**  
 Distance **2.88km**

 5  2  2



**13 FINCHLEY WAY CRAIGIEBURN VIC 3064** Sold Price <sup>RS</sup> **\$880,500** Sold Date **04-May-26**  
 Distance **2.91km**

 4  2  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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