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<br>Including suburb and postcode | 38 BANBURY CRESCENT 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 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 |
|---|---|---|
| 60 WILLMOTT DRIVE CRAIGIEBURN VIC 3064 | $773,000 | 23-Sep-25 |
| 6 LEIGH COURT CRAIGIEBURN VIC 3064 | $755,000 | 18-Nov-25 |
| 39 BANK STREET CRAIGIEBURN VIC 3064 | $765,000 | 20-Nov-24 |

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: 01 April 2026

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**60 WILLMOTT DRIVE CRAIGIEBURN VIC 3064**

4 2 4

Sold Price **$773,000** Sold Date **23-Sep-25**

Distance **0.28km**



**6 LEIGH COURT CRAIGIEBURN VIC 3064**

4 2 2

Sold Price **$755,000** Sold Date **18-Nov-25**

Distance **0.33km**



**39 BANK STREET CRAIGIEBURN VIC 3064**

4 2 4

Sold Price **$765,000** Sold Date **20-Nov-24**

Distance **0.44km**



**39 ROKEBY CRESCENT CRAIGIEBURN VIC 3064**

3 2 2

Sold Price RS **$752,000** Sold Date **28-Feb-26**

Distance **0.52km**



**29 BEACON HILLS CRESCENT CRAIGIEBURN VIC 3064**

3 2 3

Sold Price **$765,000** Sold Date **04-Oct-25**

Distance **0.57km**

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

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