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	75 MAREEBA WAY 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	$715,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$723,000	Property type	House	Suburb	Craigieburn
Period-from	01 Sep 2025	to	31 Aug 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
34 MAREEBA WAY CRAIGIEBURN VIC 3064	$750,000	26-Aug-26
13 WYPERFELD AVENUE CRAIGIEBURN VIC 3064	$721,000	18-Jul-26
14 EMINENCE WAY CRAIGIEBURN VIC 3064	$715,000	31-Aug-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.~~

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Nash Uddin
P 0432794305
M 0432794305
E info@lokalagent.com.au



34 MAREEBA WAY CRAIGIEBURN VIC 3064

4 2 2

Sold Price RS $750,000 Sold Date 26-Aug-26

Distance 0.23km



13 WYPERFELD AVENUE CRAIGIEBURN VIC 3064

4 2 2

Sold Price $721,000 Sold Date 18-Jul-26

Distance 0.68km



14 EMINENCE WAY CRAIGIEBURN VIC 3064

4 2 2

Sold Price RS $715,000 Sold Date 31-Aug-26

Distance 0.75km

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

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