

## 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

9/8 MORESBY COURT 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

\$420,000

&

\$462,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$436,500

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

8/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$585,000	29-Mar-25
16/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$478,000	11-May-25
23/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$478,000	11-May-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: 19 July 2025



Moe Al-mnahi

M 0466121826

E Moe@monterarealestate.com.au



**8/8 MORESBY COURT  
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price **\$585,000** Sold Date **29-Mar-25**

Distance **0km**



**16/8 MORESBY COURT  
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price **\$478,000** Sold Date **11-May-25**

Distance **0km**



**23/8 MORESBY COURT  
CRAIGIEBURN VIC 3064**

2 1 1

Sold Price Sold Date **11-May-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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