

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

3 ESSENCE PARKWAY 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

\$409,000

or range
between

&

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

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

29/8 MORESBY COURT CRAIGIEBURN VIC 3064	\$405,000	07-Apr-25
10 WALLFLOWER CLOSE CRAIGIEBURN VIC 3064	\$390,000	17-Feb-25
9/85 GREVILLEA STREET CRAIGIEBURN VIC 3064	\$415,000	17-Mar-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: 29 July 2025



**29/8 MORESBY COURT
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$405,000** Sold Date **07-Apr-25**

Distance **0.83km**



**10 WALLFLOWER CLOSE
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$390,000** Sold Date **17-Feb-25**

Distance **1.32km**



**9/85 GREVILLEA STREET
CRAIGIEBURN VIC 3064**

 2  1  1

Sold Price **\$415,000** Sold Date **17-Mar-25**

Distance **1.72km**

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

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