

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
17 MERRICA COURT 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	\$880,000	&	\$930,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Property type	House	Suburb	Craigieburn
Period-from	01 Jan 2025	to	31 Dec 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
6 MERRICA COURT CRAIGIEBURN VIC 3064	\$875,000	15-Nov-25
26 FLETCHER ROAD CRAIGIEBURN VIC 3064	\$879,000	08-Nov-25
43 JUSCELINA DRIVE CRAIGIEBURN VIC 3064	\$960,000	08-Aug-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.

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**6 MERRICA COURT CRAIGIEBURN
VIC 3064**

 4  3  2

Sold Price

^{RS} **\$875,000** Sold Date **15-Nov-25**

Distance **0.09km**



**26 FLETCHER ROAD CRAIGIEBURN
VIC 3064**

 4  2  2

Sold Price

^{RS} **\$879,000** Sold Date **08-Nov-25**

Distance **1.64km**



**43 JUSCELINA DRIVE
CRAIGIEBURN VIC 3064**

 4  2  2

Sold Price

\$960,000 Sold Date **08-Aug-25**

Distance **1.68km**

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

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