

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

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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