

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

107 KYABRAM STREET COOLAROO VIC 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,500

Property type

House

Suburb

Coolaroo

Period-from

01 Dec 2024

to

30 Nov 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

3 MARCUS CRESCENT COOLAROO VIC 3048	\$675,000	29-Jul-25
7 NAVARRE COURT MEADOW HEIGHTS VIC 3048	\$700,000	13-Aug-25
16 ALMURTA AVENUE COOLAROO VIC 3048	\$663,000	22-Nov-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: 05 December 2025

Tamer Genc

M 0423331114

E tgenc@barryplant.com.au



3 MARCUS CRESCENT COOLAROO VIC 3048

 3  1  2

Sold Price

\$675,000

Sold Date

29-Jul-25

Distance

0.04km



7 NAVARRE COURT MEADOW HEIGHTS VIC 3048

 3  1  2

Sold Price

\$700,000

Sold Date

13-Aug-25

Distance

0.88km



16 ALMURTA AVENUE COOLAROO VIC 3048

 3  1  1

Sold Price

^{RS} **\$663,000**

Sold Date

22-Nov-25

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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