

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

122 Lauriston Drive, Coldstream Vic 3770

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000

Median sale price

Median price \$894,570 Property Type House Suburb Coldstream

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 six 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
1	14 Melrose Av COLDSTREAM 3770	\$880,000	19/12/2025
2	21-23 Melrose Av COLDSTREAM 3770	\$894,570	01/11/2025
3			

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 six months.

This Statement of Information was prepared on: 16/04/2026 12:09



Property Type: House (Res)

Land Size: 863 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending March 2026: \$894,570

Comparable Properties

14 Melrose Av COLDSTREAM 3770 (REI/VG)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 19/12/2025

Property Type: House (Res)

Land Size: 864 sqm approx



21-23 Melrose Av COLDSTREAM 3770 (REI)

Agent Comments



Price: \$894,570

Method: Private Sale

Date: 01/11/2025

Property Type: House

Land Size: 1206 sqm approx

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 six months.

Account - Barry Plant | P: 03 9735 3300