

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

42 Welten Drive, Coldstream Vic 3770

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price

\$905,000

Property Type

House

Suburb

Coldstream

Period - From

09/07/2025

to

08/07/2026

Source

Property Data

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.~~

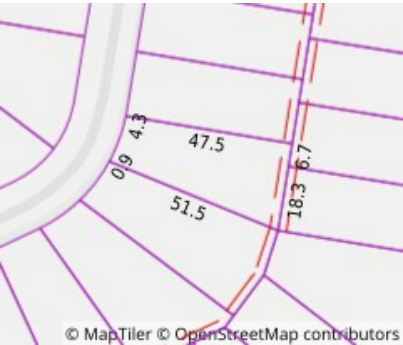
	Address of comparable property	Price	Date of sale
1	7 Wheeler St COLDSTREAM 3770	\$837,500	16/03/2026
2			
3			

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:

09/07/2026 09:52



Property Type: House (Previously Occupied - Detached)
Land Size: 933 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
09/07/2025 - 08/07/2026: \$905,000

Comparable Properties



7 Wheeler St COLDSTREAM 3770 (REI/VG) **Agent Comments**



Price: \$837,500
Method: Private Sale
Date: 16/03/2026
Property Type: House
Land Size: 869 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.



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