

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

1 Chrystobel Court, 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

\$892,285

Property Type

House

Suburb

Coldstream

Period - From

09/09/2025

to

08/09/2026

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	93 Lauriston Dr COLDSTREAM 3770	\$830,000	08/07/2026
2	48 Lauriston Dr COLDSTREAM 3770	\$814,000	27/06/2026
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:

09/09/2026 17:20



 3  1  2

Rooms: 4

Property Type: House

Land Size: 863 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

09/09/2025 - 08/09/2026: \$892,285

Comparable Properties



93 Lauriston Dr COLDSTREAM 3770 (REI)

Agent Comments

 3  1  3

Price: \$830,000

Method: Private Sale

Date: 08/07/2026

Property Type: House

Land Size: 891 sqm approx



48 Lauriston Dr COLDSTREAM 3770 (REI/VG)

Agent Comments

 3  1  3

Price: \$814,000

Method: Private Sale

Date: 27/06/2026

Property Type: House

Land Size: 864 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.