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	14 VENTNOR CRESCENT 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~~		or range between	$590,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	House	Suburb	Coolaroo
Period-from	01 Apr 2025	to	31 Mar 2026	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
93 GLENELG STREET COOLAROO VIC 3048	$635,000	13-Mar-26
16 KARNAK CRESCENT COOLAROO VIC 3048	$592,000	24-Nov-25
2 GUILDFORD AVENUE COOLAROO VIC 3048	$655,000	21-Feb-26

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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93 GLENELG STREET COOLAROO VIC 3048

3 1 2

Sold Price RS $635,000 Sold Date 13-Mar-26

Distance 0.2km



16 KARNAK CRESCENT COOLAROO VIC 3048

3 1 2

Sold Price $592,000 Sold Date 24-Nov-25

Distance 0.26km



2 GUILDFORD AVENUE COOLAROO VIC 3048

3 1 2

Sold Price RS $655,000 Sold Date 21-Feb-26

Distance 0.98km

RS = Recent sale **UN** = Undisclosed Sale

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