

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

10 CROSSLEY 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

\$632,000

Property type

House

Suburb

Coolaroo

Period-from

01 Jul 2025

to

30 Jun 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

21 KYABRAM STREET COOLAROO VIC 3048	\$627,000	26-May-26
5 WIMBA COURT COOLAROO VIC 3048	\$610,500	23-May-26
16 WESTMERE CRESCENT COOLAROO VIC 3048	\$632,000	21-Mar-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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21 KYABRAM STREET COOLAROO VIC 3048

3 1 2

Sold Price **\$627,000** Sold Date **26-May-26**

Distance **0.42km**



5 WIMBA COURT COOLAROO VIC 3048

3 1 2

Sold Price ^{RS} **\$610,500** Sold Date **23-May-26**

Distance **0.63km**



16 WESTMERE CRESCENT COOLAROO VIC 3048

3 1 1

Sold Price **\$632,000** Sold Date **21-Mar-26**

Distance **0.43km**

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

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