

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode

17 INGRAM ROAD, COLDSTREAM, VIC 3770

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$850,000 to \$890,000

Median sale price

Median price \$825,000 Property type House Suburb COLDSTREAM

Period - From 01/07/2024 to 30/06/2025 Source **Comparable property sales**

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) 61 LAURISTON DR, COLDSTREAM, VIC 3770	\$850,000	21/11/2024
2) 3 MAHY CRT, COLDSTREAM, VIC 3770	\$865,000	19/07/2024
3) 7 INGRAM RD, COLDSTREAM, VIC 3770	\$870,000	21/02/2025

This Statement of Information was prepared on: 02/07/2025