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	2 GUILDFORD AVENUE 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	$550,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,500	Property type	Other	Suburb	Coolaroo
Period-from	01 Jan 2025	to	31 Dec 2025	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.

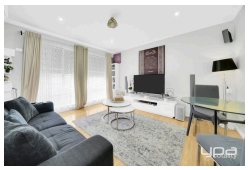
Address of comparable property	Price	Date of sale
13 GUILDFORD AVENUE COOLAROO VIC 3048	$555,000	19-Nov-25
21 WARNE STREET COOLAROO VIC 3048	$575,000	06-Oct-25
16 KARNAK CRESCENT COOLAROO VIC 3048	$592,000	11-Nov-25

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.~~

This Statement of Information was prepared on: 25 January 2026

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13 GUILDFORD AVENUE COOLAROO VIC 3048

3 1 2

Sold Price **$555,000** Sold Date **19-Nov-25**

Distance **0.12km**



21 WARNE STREET COOLAROO VIC 3048

3 1 2

Sold Price **$575,000** Sold Date **06-Oct-25**

Distance **0.13km**



16 KARNAK CRESCENT COOLAROO VIC 3048

3 1 2

Sold Price RS **$592,000** Sold Date **11-Nov-25**

Distance **0.73km**

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

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