

## 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

22 COLEHURST CRESCENT SASSAFRAS VIC 3787

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,850,000

&

\$2,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Sassafras

Period-from

01 Oct 2024

to

30 Sep 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

3 BRAESIDE AVENUE SHERBROOKE VIC 3789	\$1,980,000	12-Apr-25
1 HOLDEN ROAD OLINDA VIC 3788	\$1,985,000	25-Aug-25
6 CHUDLEIGH CRESCENT SASSAFRAS VIC 3787	\$2,360,000	06-Jun-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: 07 October 2025