

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

4 TARRAWARRA ROAD COLDSTREAM VIC 3770

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

\$3,800,000

&

\$4,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

Farm

Suburb

Coldstream

Period-from

01 Sep 2025

to

31 Aug 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

960 HEALESVILLE-YARRA GLEN ROAD YARRA GLEN VIC 3775	\$3,500,000	26-Mar-26
1-3 TARRAWARRA ROAD COLDSTREAM VIC 3770	\$3,371,500	07-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: 03 September 2026

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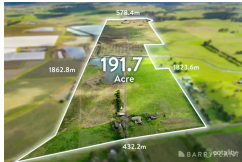


960 HEALESVILLE-YARRA GLEN ROAD YARRA GLEN VIC 3775

 3  -  -

Sold Price **\$3,500,000** Sold Date **26-Mar-26**

Distance **3.05km**



1-3 TARRAWARRA ROAD COLDSTREAM VIC 3770

 3  2  2

Sold Price **\$3,371,500** Sold Date **07-Nov-25**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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