

## 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

8 PEARSON CRESCENT COOLAROO VIC 3048

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Coolaroo

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 26 VENTNOR CRESCENT COOLAROO VIC 3048 | \$640,000 | 19-Jun-26 |
| 12 MOYNE CRESCENT COOLAROO VIC 3048   | \$620,000 | 20-Jun-26 |
| 23 GUILDFORD AVENUE COOLAROO VIC 3048 | \$660,000 | 07-Jun-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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Amin Halabi  
P 93094888  
M 0401789004  
E Ahalabi@ypa.com.au



**26 VENTNOR CRESCENT  
COOLAROO VIC 3048**

3 1 -

Sold Price **\$640,000** Sold Date **19-Jun-26**

Distance **0.41km**



**12 MOYNE CRESCENT COOLAROO  
VIC 3048**

3 1 2

Sold Price **\$620,000** Sold Date **20-Jun-26**

Distance **0.42km**



**23 GUILDFORD AVENUE  
COOLAROO VIC 3048**

3 1 -

Sold Price **\$660,000** Sold Date **07-Jun-26**

Distance **0.66km**

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

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