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	11 Fintona Court, Coldstream Vic 3770

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $860,000 & $910,000

Median sale price

Median price $841,000 Property Type House Suburb Coldstream

Period - From 01/10/2024 to 30/09/2025 Source REIV

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 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	2 Murrac St COLDSTREAM 3770	$850,000	01/09/2025
2	13 Fintona Ct COLDSTREAM 3770	$950,000	14/08/2025
3			

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 six months.

This Statement of Information was prepared on: 10/11/2025 16:27

11 Fintona Court, Coldstream Vic 3770

JellisCraig

Greg Earney
9726 8888
0438 305 687
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3 2 2

Property Type: House
Land Size: 896 sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $910,000
Median House Price
Year ending September 2025: $841,000

Comparable Properties

2 Murrac St COLDSTREAM 3770 (REI)

3 2 2

Price: $850,000
Method:
Date: 01/09/2025
Property Type: House

Agent Comments



13 Fintona Ct COLDSTREAM 3770 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 14/08/2025
Property Type: House (Res)
Land Size: 896 sqm approx

Agent Comments

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 six months.

REIV THE DIFFERENCE

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