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	14 Melrose Avenue, Coldstream Vic 3770

Indicative selling price

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

Range between $800,000 & $850,000

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	129 Lauriston Dr COLDSTREAM 3770	$850,000	12/11/2025
2	91 Lauriston Dr COLDSTREAM 3770	$820,000	12/09/2025
3	2 Murrac St COLDSTREAM 3770	$850,000	01/09/2025

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: 08/12/2025 10:03

14 Melrose Avenue, Coldstream Vic 3770

Michael Duffield
9726 8888
0428 975 698
michaelduffield@jelliscraig.com.au



4 2 1

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
Year ending September 2025: $841,000

Comparable Properties



129 Lauriston Dr COLDSTREAM 3770 (REI)

3 1 4

Price: $850,000
Method: Private Sale
Date: 12/11/2025
Property Type: House
Land Size: 888 sqm approx

Agent Comments



91 Lauriston Dr COLDSTREAM 3770 (REI/VG)

3 1 2

Price: $820,000
Method: Private Sale
Date: 12/09/2025
Property Type: House (Res)
Land Size: 907 sqm approx

Agent Comments



2 Murrac St COLDSTREAM 3770 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 01/09/2025
Rooms: 5
Property Type: House (Res)
Land Size: 900 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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