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	27 Bronwyn Street, Coldstream Vic 3770

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $915,000 Property Type House Suburb Coldstream

Period - From 25/05/2025 to 24/05/2026 Source Property Data

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	122 Lauriston Dr COLDSTREAM 3770	$915,000	29/04/2026
2	7 Wheeler St COLDSTREAM 3770	$837,500	16/03/2026
3	14 Melrose Av COLDSTREAM 3770	$880,000	19/12/2025

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: 25/05/2026 13:06

27 Bronwyn Street, Coldstream Vic 3770

Chelsea Van Der Veen
9735 0000
0456 393 436
chelseavanderveen@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 882 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $920,000
Median House Price
25/05/2025 - 24/05/2026: $915,000

Comparable Properties



122 Lauriston Dr COLDSTREAM 3770 (REI)

4 2 2

Price: $915,000
Method: Private Sale
Date: 29/04/2026
Property Type: House (Res)
Land Size: 863 sqm approx

Agent Comments



7 Wheeler St COLDSTREAM 3770 (REI/VG)

4 2 4

Price: $837,500
Method: Private Sale
Date: 16/03/2026
Property Type: House
Land Size: 869 sqm approx

Agent Comments

14 Melrose Av COLDSTREAM 3770 (REI/VG)

4 2 1

Price: $880,000
Method: Private Sale
Date: 19/12/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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