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 Digby Court, Coolaroo Vic 3048

Indicative selling price

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

Single price $660,000

Median sale price

Median price $664,000 Property Type House Suburb Coolaroo

Period - From 01/07/2025 to 30/06/2026 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	52 Longford Cr COOLAROO 3048	$680,000	11/04/2026
2	16 Westmere Cr COOLAROO 3048	$632,000	21/03/2026
3	42 Mildura Cr DALLAS 3047	$650,000	09/02/2026

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: 13/07/2026 09:51

8 Digby Court, Coolaroo Vic 3048

Erhan Kalistu
(03) 9989 9575
0406 062 280
ErhanKalistu@jelliscraig.com.au



4 2 4

Property Type: House

Agent Comments

Indicative Selling Price
$660,000
Median House Price
Year ending June 2026: $664,000

Comparable Properties



52 Longford Cr COOLAROO 3048 (REI/VG)

3 1 4

Price: $680,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 556 sqm approx

Agent Comments

Renovated, similar block size, does not have bungalow with extra bedroom and bathroom.



16 Westmere Cr COOLAROO 3048 (REI/VG)

3 1 1

Price: $632,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 553 sqm approx

Agent Comments

Renovated, similar block size, does not have bungalow with extra bedroom and bathroom



42 Mildura Cr DALLAS 3047 (REI)

4 2 2

Price: $650,000
Method: Private Sale
Date: 09/02/2026
Property Type: House
Land Size: 662 sqm approx

Agent Comments

Adjacent suburb, larger home, renovated, larger block size with bungalow including kitchen and bedroom and bathroom.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.