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	1 ELM COURT COOLAROO VIC 3048

Indicative selling price

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

Single Price	$780,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	House	Suburb	Coolaroo
Period-from	01 May 2025	to	30 Apr 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
37 PINNAROO CIRCUIT MEADOW HEIGHTS VIC 3048	746000	04-Dec-25
25 FLYNN CRESCENT COOLAROO VIC 3048	700000	02-Dec-25
107 KYABRAM STREET COOLAROO VIC 3048	697500	08-Dec-25

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.~~

This Statement of Information was prepared on: 09 May 2026

Harcourts Rata & Co.

Mario Tucci
P 0394657766
M 0423241974
E mario.tucci@rataandco.com.au



37 PINNAROO CIRCUIT MEADOW HEIGHTS VIC 3048

3 2 4

Sold Price **746000** Sold Date **04-Dec-25**

Distance **-**



25 FLYNN CRESCENT COOLAROO VIC 3048

3 1 3

Sold Price **700000** Sold Date **02-Dec-25**

Distance **-**



107 KYABRAM STREET COOLAROO VIC 3048

3 1 1

Sold Price **697500** Sold Date **08-Dec-25**

Distance **-**

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

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