

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

17 Murrac Street, Coldstream Vic 3770

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$910,000 Property Type House Suburb Coldstream

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	11 Mcfadzean St COLDSTREAM 3770	\$870,000	29/06/2026
2	43 Welten Dr COLDSTREAM 3770	\$870,000	15/07/2026
3	27 Bronwyn St COLDSTREAM 3770	\$890,000	16/06/2026

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:

23/09/2026 16:37

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Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending June 2026: \$910,000



3 2 2

Property Type: House

Land Size: 884 sqm approx

Agent Comments

Comparable Properties



11 Mcfadzean St COLDSTREAM 3770 (REI)

Agent Comments

3 1 7

Price: \$870,000

Method: Private Sale

Date: 29/06/2026

Property Type: House

Land Size: 900 sqm approx



43 Welten Dr COLDSTREAM 3770 (REI)

Agent Comments

3 2 4

Price: \$870,000

Method: Private Sale

Date: 15/07/2026

Property Type: House

Land Size: 864 sqm approx



27 Bronwyn St COLDSTREAM 3770 (REI)

Agent Comments

4 2 2

Price: \$890,000

Method: Private Sale

Date: 16/06/2026

Property Type: House (Res)

Land Size: 882 sqm approx

Account - Jellis Craig | P: 03 9726 8888