

## 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

19 OLSTEAD DRIVE BAXTER VIC 3911

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$783,000

Property type

House

Suburb

Baxter

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

5 CRIGHTON COURT BAXTER VIC 3911	\$760,000	22-Apr-26
18 JACARANDA DRIVE BAXTER VIC 3911	\$720,000	21-May-26
1 CERBERUS ROAD BAXTER VIC 3911	\$750,000	03-Mar-26

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: 29 May 2026

Mark Purves

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**5 CRIGHTON COURT BAXTER VIC  
3911**

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Sold Price

<sup>RS</sup> **\$760,000**Sold Date **22-Apr-26**Distance **0.21km****18 JACARANDA DRIVE BAXTER  
VIC 3911**

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Sold Price

<sup>RS</sup> **\$720,000**Sold Date **21-May-26**Distance **0.53km****1 CERBERUS ROAD BAXTER VIC  
3911**

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Sold Price

**\$750,000**Sold Date **03-Mar-26**Distance **0.59km****RS** = Recent sale**UN** = Undisclosed Sale

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