

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$635,000 Property Type House Suburb Coolaroo

Period - From 01/04/2025 to 31/03/2026 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:

19/05/2026 10:18

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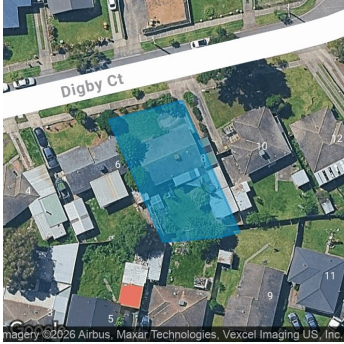
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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending March 2026: \$635,000



4 2 4

Property Type: House

Agent Comments

Comparable Properties



52 Longford Cr COOLAROO 3048 (REI)

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)

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