

# 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

91 Lauriston Drive, Coldstream Vic 3770

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$841,000

Property Type

House

Suburb

Coldstream

Period - From

01/07/2024

to

30/06/2025

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	128 Lauriston Dr COLDSTREAM 3770	\$817,000	25/06/2025
2	8 Murrac St COLDSTREAM 3770	\$755,000	22/03/2025
3	12 Bronwyn St COLDSTREAM 3770	\$751,000	19/02/2025

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:

06/08/2025 09:53

Regina Atkinson  
9726 8888  
0417 565 624  
reginaatkinson@jellisrcraig.com.au



3 1 2

**Property Type:** House  
**Land Size:** 907 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$800,000

**Median House Price**

Year ending June 2025: \$841,000

## Comparable Properties



128 Lauriston Dr COLDSTREAM 3770 (REI)

**Agent Comments**

3 2 2

**Price:** \$817,000  
**Method:** Private Sale  
**Date:** 25/06/2025  
**Property Type:** House  
**Land Size:** 868 sqm approx



8 Murrac St COLDSTREAM 3770 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 22/03/2025  
**Property Type:** House  
**Land Size:** 866 sqm approx



12 Bronwyn St COLDSTREAM 3770 (REI/VG)

**Agent Comments**

3 1 5

**Price:** \$751,000  
**Method:** Private Sale  
**Date:** 19/02/2025  
**Property Type:** House  
**Land Size:** 989 sqm approx

**Account - Jellis Craig** | P: 03 9726 8888