

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

43 Welten Drive, Coldstream Vic 3770

Indicative selling price

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

Range between

\$850,000

&

\$890,000

Median sale price

Median price

\$894,570

Property Type

House

Suburb

Coldstream

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	122 Lauriston Dr COLDSTREAM 3770	\$915,000	29/04/2026
2	7 Wheeler St COLDSTREAM 3770	\$837,500	16/03/2026
3			

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:

29/06/2026 12:10



3
 2
 2

Property Type: House (Res)

Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$890,000

Median House Price

Year ending March 2026: \$894,570

Comparable Properties



122 Lauriston Dr COLDSTREAM 3770 (REI)

Agent Comments

4
 2
 2

Price: \$915,000

Method: Private Sale

Date: 29/04/2026

Property Type: House (Res)

Land Size: 863 sqm approx



7 Wheeler St COLDSTREAM 3770 (REI/VG)

Agent Comments

4
 2
 4

Price: \$837,500

Method: Private Sale

Date: 16/03/2026

Property Type: House

Land Size: 869 sqm approx

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.

Account - Jellis Craig | P: 03 9726 8888



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