

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

2 GUILDFORD AVENUE COOLAROO VIC 3048

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,500

Property type

Other

Suburb

Coolaroo

Period-from

01 Jan 2025

to

31 Dec 2025

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

13 GUILDFORD AVENUE COOLAROO VIC 3048	\$555,000	19-Nov-25
21 WARNE STREET COOLAROO VIC 3048	\$575,000	06-Oct-25
16 KARNAK CRESCENT COOLAROO VIC 3048	\$592,000	11-Nov-25

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: 25 January 2026


**13 GUILDFORD AVENUE
COOLAROO VIC 3048**

 3
  1
  2

Sold Price

\$555,000

Sold Date

19-Nov-25

Distance

0.12km

**21 WARNE STREET COOLAROO
VIC 3048**

 3
  1
  2

Sold Price

\$575,000

Sold Date

06-Oct-25

Distance

0.13km

**16 KARNAK CRESCENT
COOLAROO VIC 3048**

 3
  1
  2

Sold Price

^{RS} **\$592,000**

Sold Date

11-Nov-25

Distance

0.73km
RS = Recent sale

UN = Undisclosed Sale

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