

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

10 GIBBO COURT 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

House

Suburb

Coolaroo

Period-from

01 Mar 2025

to

28 Feb 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

25 FLYNN CRESCENT COOLAROO VIC 3048	\$700,000	02-Dec-25
38 CHILDERS CRESCENT COOLAROO VIC 3048	\$750,000	14-Feb-26
107 KYABRAM STREET COOLAROO VIC 3048	\$697,500	08-Dec-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: 30 March 2026


**25 FLYNN CRESCENT COOLAROO
VIC 3048**
 3  1  3

Sold Price

\$700,000

 Sold Date **02-Dec-25**

 Distance **0.62km**

**38 CHILDERS CRESCENT
COOLAROO VIC 3048**
 5  3  4

Sold Price

^{RS} **\$750,000**

 Sold Date **14-Feb-26**

 Distance **0.79km**

**107 KYABRAM STREET
COOLAROO VIC 3048**
 3  1  -

Sold Price

\$697,500

 Sold Date **08-Dec-25**

 Distance **0.85km**
RS = Recent sale

UN = Undisclosed Sale

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