

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$614,500

Property type

House

Suburb

Coolaroo

Period-from

01 Feb 2025

to

31 Jan 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

2 GUILDFORD AVENUE COOLAROO VIC 3048	\$655,000	21-Feb-26
16 ALMURTA AVENUE COOLAROO VIC 3048	\$663,000	22-Nov-25
8 EXFORD STREET COOLAROO VIC 3048	\$621,000	05-Sep-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: 28 February 2026


**2 GUILDFORD AVENUE  
COOLAROO VIC 3048**
 3  1  2

Sold Price

<sup>RS</sup>
**\$655,000**

Sold Date

**21-Feb-26**

Distance

**0.21km**

**16 ALMURTA AVENUE COOLAROO  
VIC 3048**
 3  1  1

Sold Price

**\$663,000**

Sold Date

**22-Nov-25**

Distance

**0.56km**

**8 EXFORD STREET COOLAROO  
VIC 3048**
 3  1  5

Sold Price

**\$621,000**

Sold Date

**05-Sep-25**

Distance

**0.67km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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