

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

74 Coolebarghurk Road, Meredith VIC 3333

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Meredith

Period - From

14/05/2025

to

14/05/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
335 Pioneer Ridge Road, Meredith VIC 3333	\$1,100,000	02/12/2025
39 Koala Court, Meredith	\$1,000,000	14/05/2025
85 Coolebarghurk Road, Meredith	\$945,000	03/10/2025

This Statement of Information was prepared on:

15/05/2026