

## 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

21 KYABRAM STREET 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

\$635,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Coolaroo

Period-from

01 Apr 2025

to

31 Mar 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

93 GLENELG STREET COOLAROO VIC 3048	635000	13-Mar-26
16 WESTMERE CRESCENT COOLAROO VIC 3048	632000	21-Mar-26

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.

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Amin Halabi  
P 93094888  
M 0401789004  
E ahalabi@ypa.com.au



**93 GLENELG STREET COOLAROO  
VIC 3048**

3 1 2

Sold Price

<sup>RS</sup> **635000** Sold Date **13-Mar-26**

Distance -



**16 WESTMERE CRESCENT  
COOLAROO VIC 3048**

3 1 1

Sold Price

<sup>RS</sup> **632000** Sold Date **21-Mar-26**

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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