

## 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

12 BROADWAY STREET COBRAM VIC 3644

### 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

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Cobram

Period-from

01 Aug 2024

to

31 Jul 2025

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 18 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

49 MOOKARII STREET COBRAM VIC 3644	\$425,000	13-Jun-25
43 KAROOK STREET COBRAM VIC 3644	\$402,500	02-Jul-25
6 MITCHELL STREET COBRAM VIC 3644	\$472,500	16-Jul-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 August 2025


**49 MOOKARII STREET COBRAM  
VIC 3644**
 3  1  1

Sold Price

**\$425,000**

Sold Date

**13-Jun-25**

Distance

**0.46km**

**43 KAROOK STREET COBRAM VIC  
3644**
 3  1  1

Sold Price

<sup>RS</sup> **\$402,500**

Sold Date

**02-Jul-25**

Distance

**0.56km**

**6 MITCHELL STREET COBRAM VIC  
3644**
 3  1  3

Sold Price

<sup>RS</sup> **\$472,500**

Sold Date

**16-Jul-25**

Distance

**1.13km**

RS = Recent sale

UN = Undisclosed Sale

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