

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

3 JADE CRESCENT COBBLEBANK VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$605,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,250

Property type

House

Suburb

Cobblebank

Period-from

01 Oct 2024

to

30 Sep 2025

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

10 CHANDLER WAY COBBLEBANK VIC 3338	\$595,000	23-Apr-25
4 MACALISTER GROVE COBBLEBANK VIC 3338	\$630,000	23-Jun-25
3 CRYSTAL ROAD COBBLEBANK VIC 3338	\$615,000	17-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: 08 October 2025


**10 CHANDLER WAY COBBLEBANK
VIC 3338**

Sold Price

\$595,000

Sold Date

23-Apr-25
 3

 2

 -

Distance

0.19km

**4 MACALISTER GROVE
COBBLEBANK VIC 3338**

Sold Price

\$630,000

Sold Date

23-Jun-25
 4

 2

 2

Distance

0.2km

**3 CRYSTAL ROAD COBBLEBANK
VIC 3338**

Sold Price

^{RS}
\$615,000

Sold Date

17-Sep-25
 4

 2

 2

Distance

0.21km
RS = Recent sale

UN = Undisclosed Sale

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