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	57 MOOKARII STREET COBRAM VIC 3644

Indicative selling price

For the meaning of this price see 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	$429,500	Property type	House	Suburb	Cobram
Period-from	01 Jan 2025	to	31 Dec 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
18 MANSE ROAD COBRAM VIC 3644	$450,000	09-Aug-24
16 CHARLES STREET COBRAM VIC 3644	$435,000	29-Oct-25
12 BROADWAY STREET COBRAM VIC 3644	$439,000	12-Sep-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: 30 January 2026

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18 MANSE ROAD COBRAM VIC 3644

3 1 2

Sold Price **$450,000** Sold Date **09-Aug-24**

Distance **1.11km**

16 CHARLES STREET COBRAM VIC 3644

3 1 1

Sold Price **$435,000** Sold Date **29-Oct-25**

Distance **0.98km**

12 BROADWAY STREET COBRAM VIC 3644

3 1 3

Sold Price **$439,000** Sold Date **12-Sep-25**

Distance **0.54km**

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

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