

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	4 APRICOT CIRCUIT COBRAM VIC 3644
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Indicative selling price

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

Single Price	or range between	\$550,000	&	\$595,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$429,500	Property type	House	Suburb	Cobram
Period-from	01 Feb 2025	to	31 Jan 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 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
8 ELLEN DRIVE COBRAM VIC 3644	\$555,000	11-Jun-25
19 LISFARRON AVENUE COBRAM VIC 3644	\$575,000	21-May-25
20 ANVIL STREET COBRAM VIC 3644	\$550,000	12-Sep-24

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.

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8 ELLEN DRIVE COBRAM VIC 3644 Sold Price

\$555,000 Sold Date **11-Jun-25**

3 2 2

Distance **0.78km**



19 LISFARRON AVENUE COBRAM VIC 3644 Sold Price

\$575,000 Sold Date **21-May-25**

3 2 2

Distance **1.28km**



20 ANVIL STREET COBRAM VIC 3644 Sold Price

\$550,000 Sold Date **12-Sep-24**

3 2 3

Distance **1.43km**

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

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