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	430 COBRAM SOUTH ROAD 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~~		or range between	$995,000	&	$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$215,000	Property type	Land	Suburb	Cobram
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 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
7 ROSILY COURT COBRAM VIC 3644	$1,150,000	10-Oct-24
1409 LARISSA ROAD YARROWEYAH VIC 3644	$900,000	26-Feb-25
156 COBRAM SOUTH ROAD COBRAM VIC 3644	$1,220,000	06-Dec-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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7 ROSILY COURT COBRAM VIC 3644

4 2 2

Sold Price **$1,150,000** Sold Date **10-Oct-24**

Distance **3.94km**

1409 LARISSA ROAD YARROWEYAH VIC 3644

3 3 6

Sold Price **$900,000** Sold Date **26-Feb-25**

Distance **3.43km**

156 COBRAM SOUTH ROAD COBRAM VIC 3644

4 2 5

Sold Price **$1,220,000** Sold Date **06-Dec-24**

Distance **2.8km**

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

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