

## 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

11 RIO VISTA COURT 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

\$280,000

or range  
between

&

### 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

3 JESSOP COURT COBRAM VIC 3644	\$250,000	01-Aug-25
67-69 WILLIAM STREET COBRAM VIC 3644	\$365,000	18-Jul-25
35 EVERVIEW COURT COBRAM VIC 3644	\$385,000	04-Feb-26

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: 21 April 2026


**3 JESSOP COURT COBRAM VIC 3644**

 Sold Price **\$250,000** Sold Date **01-Aug-25**
 -  -  -

 Distance **0.31km**

**67-69 WILLIAM STREET COBRAM VIC 3644**

 Sold Price **\$365,000** Sold Date **18-Jul-25**
 3  -  -

 Distance **1.82km**

**35 EVERVIEW COURT COBRAM VIC 3644**

 Sold Price **\$385,000** Sold Date **04-Feb-26**
 1  1  -

 Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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