

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

31 WONDAH 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

or range
between

\$455,000

&

\$500,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Cobram

Period-from

01 Jul 2025

to

30 Jun 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

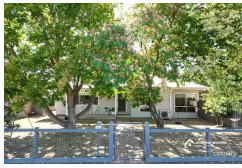
Date of sale

14-16 WIRBILL STREET COBRAM VIC 3644	\$470,000	22-Apr-26
11 WONDAH STREET COBRAM VIC 3644	\$495,000	13-Aug-25
22 WARKIL STREET COBRAM VIC 3644	\$545,000	19-Jun-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: 21 July 2026


**14-16 WIRBILL STREET COBRAM
VIC 3644**
 3  1  2

Sold Price

\$470,000

Sold Date

22-Apr-26

Distance

0.19km

**11 WONDAH STREET COBRAM VIC
3644**
 3  1  2

Sold Price

\$495,000

Sold Date

13-Aug-25

Distance

0.21km

**22 WARKIL STREET COBRAM VIC
3644**
 3  1  1

Sold Price

\$545,000

Sold Date

19-Jun-25

Distance

0.22km
RS = Recent sale

UN = Undisclosed Sale

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