

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

552 HEALY 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$240,000

Property type

Land

Suburb

Cobram

Period-from

01 Sep 2025

to

31 Aug 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

462 COTTONS ROAD MUCKATAH VIC 3644	\$700,000	26-Jun-26
633 BLAMEY ROAD YARROWEYAH VIC 3644	\$650,000	23-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: 11 September 2026


**462 COTTONS ROAD MUCKATAH
VIC 3644**
 4  2  6

Sold Price

\$700,000

Sold Date

26-Jun-26

Distance

2.2km

**633 BLAMEY ROAD YARROWEYAH
VIC 3644**
 3  2  4

Sold Price

\$650,000

Sold Date

23-Feb-26

Distance

7.16km
RS = Recent sale

UN = Undisclosed Sale

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