

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

50 ADELONG BOULEVARD COBBLEBANK VIC 3338

### 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

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Cobblebank

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

6 DARWINIA WAY COBBLEBANK VIC 3338	\$580,000	13-Apr-24
10 DARWINIA WAY COBBLEBANK VIC 3338	\$590,000	31-Mar-24
24 ADELONG BOULEVARD COBBLEBANK VIC 3338	\$600,000	22-Nov-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 February 2025



**6 DARWINIA WAY COBBLEBANK  
VIC 3338**

4 2 2

Sold Price **\$580,000** Sold Date **13-Apr-24**

Distance **0.19km**



**10 DARWINIA WAY COBBLEBANK  
VIC 3338**

4 2 2

Sold Price **\$590,000** Sold Date **31-Mar-24**

Distance **0.19km**



**24 ADELONG BOULEVARD  
COBBLEBANK VIC 3338**

4 2 2

Sold Price **\$600,000** Sold Date **22-Nov-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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