

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

11 COBBLESTONE DRIVE ATTWOOD VIC 3049

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

\$ 1,180,000

&

\$ 1,280,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 951,500

*House

X

*Unit

Suburb

ATTWOOD

Period - From

8.12.2024

to

8.10.2025

Source

REIV

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 six 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
1	78 ARDLIE STREET ATTWOOD VIC 3049	\$1,327,500	06-Sep-25
2	6 TATTENHAM COURT ATTWOOD VIC 3049	\$1,270,000	21-Jun-25
3	8 COACH HOUSE DRIVE ATTWOOD VIC 3049	\$1,200,000	05-Apr-25

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 six months.

This Statement of Information was prepared on: 05 October 2025