

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

11 RUBY ROAD COBBLEBANK VIC 3338

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

\$679,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Cobblebank

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

18 LARNEUK DRIVE COBBLEBANK VIC 3338	\$685,000	07-Mar-25
46 RIVERSIDE CONCOURSE COBBLEBANK VIC 3338	\$705,000	28-Mar-25
51 RUNCORN CRESCENT STRATHTULLOH VIC 3338	\$695,000	14-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 6 months.~~

This Statement of Information was prepared on: 25 July 2025



**18 LARNEUK DRIVE COBBLEBANK
VIC 3338**

Sold Price

\$685,000

Sold Date

07-Mar-25



4



2



2

Distance

0.07km



**46 RIVERSIDE CONCOURSE
COBBLEBANK VIC 3338**

Sold Price

\$705,000

Sold Date

28-Mar-25



4



2



2

Distance

0.66km



**51 RUNCORN CRESCENT
STRATHTULLOH VIC 3338**

Sold Price

\$695,000

Sold Date

14-Apr-25



4



2



2

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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