

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

17 PENVER DRIVE 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

\$529,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

House

Suburb

Cobblebank

Period-from

01 Nov 2024

to

31 Oct 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

3 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338	\$539,990	03-Jul-25
6 CASTLECrag WAY STRATHTULLOH VIC 3338	\$534,900	29-Jun-25
5 JOONDALUP STREET STRATHTULLOH VIC 3338	\$547,000	23-May-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.~~

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**3 GRAPPENHALL AVENUE
STRATHTULLOH VIC 3338**

3 2 2

Sold Price

\$539,990

Sold Date

03-Jul-25

Distance

1.63km



**6 CASTLECRAG WAY
STRATHTULLOH VIC 3338**

3 2 1

Sold Price

\$534,900

Sold Date

29-Jun-25

Distance

1.71km



**5 JOONDALUP STREET
STRATHTULLOH VIC 3338**

3 2 2

Sold Price

\$547,000

Sold Date

23-May-25

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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