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

23 GATTUSO DRIVE COBRAM VIC 3644

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range		&	\$730,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$425,000	Property type	House	Suburb	Cobram						

30 Jun 2025

Source

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

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale	
24 DUDLEY PARK LANE COBRAM VIC 3644	\$695,000	04-Jun-24	
4 RIVERGUM COURT COBRAM VIC 3644	\$720,000	07-Mar-25	
3 ANVIL STREET COBRAM VIC 3644	\$695,000	27-Feb-24	

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.

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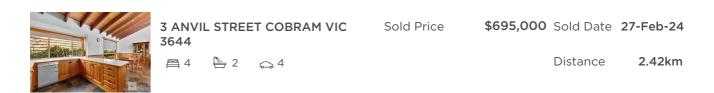


 24 DUDLEY PARK LANE COBRAM
 Sold Price
 \$695,000
 Sold Date
 04-Jun-24

 VIC 3644
 ▲ 2 ♀ 2
 Distance
 1.17km



	4 RIVEI 3644	RGUM C	OURT COBRAM VIC	Sold Price	\$720,000	Sold Date	07-Mar-25
11 11	a 3	2	Ģ1			Distance	0.71km



RS = Recent sale UN = Undisclosed Sale

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