

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

3 STUCHBREE STREET 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

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Cobblebank

Period-from

01 Jun 2024

to

31 May 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

3 COLTAN AVENUE COBBLEBANK VIC 3338	\$607,000	29-May-25
14 STONEHENGE DRIVE COBBLEBANK VIC 3338	\$590,000	12-Mar-25
28 MACALISTER GROVE COBBLEBANK VIC 3338	\$605,000	09-Mar-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: 06 June 2025



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**3 COLTAN AVENUE COBBLEBANK
VIC 3338**

4 2 2

Sold Price

^{RS} **\$607,000** Sold Date **29-May-25**

Distance **0.2km**



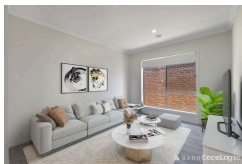
**14 STONEHENGE DRIVE
COBBLEBANK VIC 3338**

4 2 2

Sold Price

\$590,000 Sold Date **12-Mar-25**

Distance **0.23km**



**28 MACALISTER GROVE
COBBLEBANK VIC 3338**

4 2 2

Sold Price

\$605,000 Sold Date **09-Mar-25**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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