

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

30 SLEDMERE AVENUE COBRAM VIC 3644

Indicative selling price

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

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

House

Suburb

Cobram

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 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.

Address of comparable property

Price

Date of sale

16 CORNISH STREET COBRAM VIC 3644	\$495,000	10-May-24
9 ELLEN DRIVE COBRAM VIC 3644	\$458,650	16-May-24
16 IRENE STREET COBRAM VIC 3644	\$487,000	17-Feb-25

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.~~

This Statement of Information was prepared on: 27 June 2025



16 CORNISH STREET COBRAM VIC 3644

Sold Price

\$495,000

Sold Date **10-May-24**

 3  2  2

Distance **0.44km**



9 ELLEN DRIVE COBRAM VIC 3644

Sold Price

\$458,650

Sold Date **16-May-24**

 3  2  2

Distance **1km**



16 IRENE STREET COBRAM VIC 3644

Sold Price

\$487,000

Sold Date **17-Feb-25**

 3  1  1

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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