

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

43 BROADWAY STREET 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Cobram

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

51 WARKIL STREET COBRAM VIC 3644	\$329,000	22-Apr-25
11 HILES COURT TOCUMWAL NSW 2714	\$380,000	13-Jun-25
8 HUGHES STREET BAROOGA NSW 3644	\$350,000	08-Aug-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: 29 September 2025



**51 WARKIL STREET COBRAM VIC
3644**

 2  1  1

Sold Price

\$329,000

Sold Date

22-Apr-25

Distance

0.77km



**11 HILES COURT TOCUMWAL NSW
2714**

 2  1  1

Sold Price

\$380,000

Sold Date

13-Jun-25

Distance

12.8km



**8 HUGHES STREET BAROOGA
NSW 3644**

 2  1  1

Sold Price

^{RS} **\$350,000** ^{UN}

Sold Date

08-Aug-25

Distance

4.3km

RS = Recent sale

UN = Undisclosed Sale

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