

## 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

46 STONEHENGE DRIVE COBBLEBANK VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$649,000

&

\$669,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,000

Property type

House

Suburb

Cobblebank

Period-from

01 Aug 2024

to

31 Jul 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

7 BENHAR STREET THORNHILL PARK VIC 3335	\$654,000	11-Aug-25
10 NAMBET PLACE KURUNJANG VIC 3337	\$670,000	08-Aug-25
20 CORNWELL STREET MELTON SOUTH VIC 3338	\$690,000	06-Aug-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: 13 August 2025

Jade Carberry  
P 03 9746 6222  
M 0424 929 727  
E jadecarberry@fnmelton.com.au



**7 BENHAR STREET THORNHILL  
PARK VIC 3335**

 4  2  2

Sold Price <sup>RS</sup> **\$654,000** <sup>UN</sup> Sold Date **11-Aug-25**

Distance **3.06km**



**10 NAMDET PLACE KURUNJANG  
VIC 3337**

 5  2  6

Sold Price <sup>RS</sup> **\$670,000** Sold Date **08-Aug-25**

Distance **4.87km**

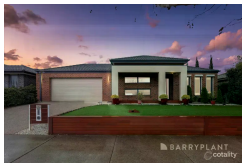


**20 CORNWELL STREET MELTON  
SOUTH VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$690,000** Sold Date **06-Aug-25**

Distance **1.19km**



**197 BOTANICA SPRINGS  
BOULEVARD BROOKFIELD VIC  
3338**

 4  2  2

Sold Price <sup>RS</sup> **\$665,000** Sold Date **30-Jul-25**

Distance **4.58km**

RS = Recent sale

UN = Undisclosed Sale

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