

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 or
locality and postcode

58 Cobains Road, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,130,000

Median sale price

Median price

\$516,000

Property Type

House

Suburb

Sale

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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
1	35 Mount View Rd WURRUK 3850	\$1,250,000	21/06/2025
2	20 Evelyn Dr SALE 3850	\$1,037,500	18/11/2024
3	9 Millicent Ct SALE 3850	\$1,235,000	05/09/2024

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:

06/10/2025 14:47



 4  2  10

Rooms: 7

Property Type: House

Land Size: 5700 sqm approx

Agent Comments

Comparable Properties



35 Mount View Rd WURRUK 3850 (REI/VG)

Agent Comments

 5  3  3

Price: \$1,250,000

Method: Private Sale

Date: 21/06/2025

Property Type: House

Land Size: 6716 sqm approx



20 Evelyn Dr SALE 3850 (REI/VG)

Agent Comments

 5  2  8

Price: \$1,037,500

Method: Private Sale

Date: 18/11/2024

Property Type: House

Land Size: 2000 sqm approx



9 Millicent Ct SALE 3850 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,235,000

Method: Private Sale

Date: 05/09/2024

Property Type: House

Land Size: 3953 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690