

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

76 JESTER DRIVE 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

\$710,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

House

Suburb

Cobblebank

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 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

46 DIAMOND PARADE COBBLEBANK VIC 3338	\$770,000	02-Jul-25
8 SHELTERBELT AVENUE WEIR VIEWS VIC 3338	\$765,000	28-Jul-25
4 PINTAIL DRIVE MELTON SOUTH VIC 3338	\$765,000	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: 03 September 2025



**46 DIAMOND PARADE
COBBLEBANK VIC 3338**

 4  3  2

Sold Price **\$770,000** Sold Date **02-Jul-25**

Distance **0.39km**



**8 SHELTERBELT AVENUE WEIR
VIEWS VIC 3338**

 4  2  2

Sold Price ^{RS} **\$765,000** Sold Date **28-Jul-25**

Distance **1.75km**



**4 PINTAIL DRIVE MELTON SOUTH
VIC 3338**

 4  2  2

Sold Price Sold Date **06-Aug-25**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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