



ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366

www.zirkyrealestate.com.au

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

Lot 2, 58 Cobden Street, Bright VIC 3741

Indicative selling price

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

Single price

\$470,000

Median sale price

Median price

\$1,080,000

Property type

House

Suburb

Bright

Period - From

Sep 2024

To

Aug 2025

Source

Realestate.com.au

Comparable property sales

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. 31A Delany Avenue, Bright	\$490,000	Mar 25
2. 1 Cavalli Place, Bright	\$550,000	14 Jan 25
3. 5b Porcellatos Lane, Bright	\$495,000	20 Jun 24

This Statement of Information was prepared on:

20 Sep 2025