

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

2 CEDAR COURT 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,500

Property type

House

Suburb

Cobram

Period-from

01 Dec 2024

to

30 Nov 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

17 SLEDMERE AVENUE COBRAM VIC 3644	\$418,500	15-Oct-25
103-105 WILLIAM STREET COBRAM VIC 3644	\$407,500	14-Nov-25
6 SANCTUARY CLOSE COBRAM VIC 3644	\$420,000	24-Jul-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: 15 December 2025


**17 SLEDMERE AVENUE COBRAM
VIC 3644**
 3  1  1

Sold Price

\$418,500

Sold Date

15-Oct-25

Distance

0.31km

**103-105 WILLIAM STREET COBRAM
VIC 3644**
 3  1  1

Sold Price

^{RS} **\$407,500**

Sold Date

14-Nov-25

Distance

0.95km

**6 SANCTUARY CLOSE COBRAM
VIC 3644**
 3  1  1

Sold Price

\$420,000

Sold Date

24-Jul-25

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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