Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 15/10/26

Property offered for sale

Address
Including suburb and postcode: 38 PENVER DRIVE COBBLEBANK VIC 3338

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	4	2	2	-	430m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $929,000 & $999,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price $645,000 | Property type House | Suburb Cobblebank

Period: from 01 Oct 2025 to 30 Sep 2026 | Source Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
71 STONEHENGE DRIVE COBBLEBANK VIC 3338	$880,000	13-Apr-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	5	3	2	334m²	402m²

Comparable property 2

Address	Sale price	Date of sale
45 ALABASTER AVENUE COBBLEBANK VIC 3338	$1,070,000	17-Mar-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	5	3	4	320m²	584m²

Comparable property 3

Address	Sale price	Date of sale
5 CRAWFORD RISE COBBLEBANK VIC 3338	$870,000	10-Dec-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	3	2	225m²	512m²

Reason there are fewer than three comparable properties

☐ ~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

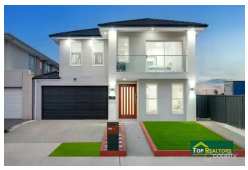
N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

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71 STONEHENGE DRIVE COBBLEBANK VIC 3338

HOUSE

5 | 3 | 2 | 402m² | 334m²

Sold Price **$880,000** Sold Date **13-Apr-26**

Distance **0.36km**



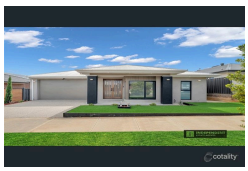
45 ALABASTER AVENUE COBBLEBANK VIC 3338

HOUSE

5 | 3 | 4 | 584m² | 320m²

Sold Price **$1,070,000** Sold Date **17-Mar-26**

Distance **0.69km**



5 CRAWFORD RISE COBBLEBANK VIC 3338

HOUSE

4 | 3 | 2 | 512m² | 225m²

Sold Price **$870,000** Sold Date **10-Dec-25**

Distance **1.26km**

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

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