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

65 Cobden Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,000,000		&		\$1,100,000			
Median sale price								
Median price	\$1,550,000	Pro	Property Type Hous		se		Suburb	South Melbourne
Period - From	07/05/2024	to	06/05/2025		So	urce	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	27 Cobden St SOUTH MELBOURNE 3205	\$1,070,100	23/03/2025
2	35 Cobden St SOUTH MELBOURNE 3205	\$1,175,000	18/03/2025
3	102 Cobden St SOUTH MELBOURNE 3205	\$1,150,000	17/01/2025

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 six months.

This Statement of Information was prepared on:

07/05/2025 12:18







Property Type: House (Res) Land Size: 94 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 07/05/2024 - 06/05/2025: \$1,550,000

Comparable Properties

27 Cobden St SOUTH MELBOURNE 3205 (REI) 2 1 2 - Price: \$1,070,100 Method: Auction Sale Date: 23/03/2025 Property Type: House (Res) Land Size: 111 sqm approx	Agent Comments
35 Cobden St SOUTH MELBOURNE 3205 (REI) 2 1 1 Price: \$1,175,000 Method: Private Sale Date: 18/03/2025 Property Type: House	Agent Comments
102 Cobden St SOUTH MELBOURNE 3205 (REI/VG) 2 1 1 1 Price: \$1,150,000 Method: Private Sale Date: 17/01/2025 Property Type: House Land Size: 113 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 8644 5500



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