

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

2/11 DENSON 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
1/8 ELIZABETH STREET COBRAM VIC 3644	\$315,000	14-Mar-25
1/9 OAK STREET COBRAM VIC 3644	\$315,000	14-Feb-25
5/12 BARINYA STREET BAROOGA NSW 3644	\$320,000	23-Oct-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: 29 January 2026



**1/8 ELIZABETH STREET COBRAM
 VIC 3644**

 2  1  1

Sold Price **\$315,000** Sold Date **14-Mar-25**

Distance **0.96km**



**1/9 OAK STREET COBRAM VIC
 3644**

 2  1  1

Sold Price

Sold Date **14-Feb-25**

Distance **1.18km**



**5/12 BARINYA STREET BAROOGA
 NSW 3644**

 2  1  1

Sold Price

\$320,000 Sold Date **23-Oct-25**

Distance **2.59km**

RS = Recent sale UN = Undisclosed Sale

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