

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

16 PENVER DRIVE COBBLEBANK VIC 3338

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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,000

Property type

House

Suburb

Cobblebank

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

33 SPRINGBROOK PARKWAY COBBLEBANK VIC 3338	\$692,500	31-Dec-25
10 FINNISS AVENUE COBBLEBANK VIC 3338	\$720,000	07-Oct-25
18 MARIBYRNONG WAY COBBLEBANK VIC 3338	\$710,000	17-Feb-26

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 6 months.~~

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Raza Zaidi

M 0426929426

E rzaidi@localexpertz.com.au



**33 SPRINGBROOK PARKWAY
COBBLEBANK VIC 3338**

4 2 2

Sold Price

\$692,500

Sold Date

31-Dec-25

Distance

1.11km



**10 FINNISS AVENUE COBBLEBANK
VIC 3338**

4 2 2

Sold Price

\$720,000

Sold Date

07-Oct-25

Distance

1.16km



**18 MARIBYRNONG WAY
COBBLEBANK VIC 3338**

4 2 2

Sold Price

^{RS} **\$710,000**

Sold Date

17-Feb-26

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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