

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

32 DUDLEY PARK LANE 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

House

Suburb

Cobram

Period-from

01 Aug 2025

to

31 Jul 2026

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

12 HOVELL COURT COBRAM VIC 3644	\$555,000	12-May-26
15 RIVERTOWN GROVE COBRAM VIC 3644	\$578,000	11-Mar-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.

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12 HOVELL COURT COBRAM VIC 3644

Sold Price

\$555,000

Sold Date

12-May-26

4 2 2

Distance

0.24km



15 RIVERTOWN GROVE COBRAM VIC 3644

Sold Price

\$578,000

Sold Date

11-Mar-25

4 2 2

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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