

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

52 CAMPBELL ROAD 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

\$245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$215,000

Property type

Land

Suburb

Cobram

Period-from

01 Apr 2025

to

31 Mar 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

5 ANJOU CIRCUIT COBRAM VIC 3644	\$230,000	08-Dec-25
3 JESSOP COURT COBRAM VIC 3644	\$250,000	01-Aug-25
24 ANJOU CIRCUIT COBRAM VIC 3644	\$230,000	16-Mar-26

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: 20 April 2026



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**5 ANJOU CIRCUIT COBRAM VIC
3644**

Sold Price

\$230,000

Sold Date

08-Dec-25



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-



-

Distance

1.01km



**3 JESSOP COURT COBRAM VIC
3644**

Sold Price

\$250,000

Sold Date

01-Aug-25



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Distance

0.58km



**24 ANJOU CIRCUIT COBRAM VIC
3644**

Sold Price

\$230,000

Sold Date

16-Mar-26



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Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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