

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

3 CRYSTAL ROAD 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

\$599,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

House

Suburb

Cobblebank

Period-from

01 Aug 2024

to

31 Jul 2025

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

5 CRYSTAL ROAD COBBLEBANK VIC 3338	\$550,000	13-May-24
13 MARYBURGH ROAD COBBLEBANK VIC 3338	\$605,000	31-May-25
5 MARYBURGH ROAD COBBLEBANK VIC 3338	\$571,000	17-May-25

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.~~

This Statement of Information was prepared on: 07 August 2025



**5 CRYSTAL ROAD COBBLEBANK
VIC 3338**

 4  2  1

Sold Price

\$550,000

Sold Date

13-May-24

Distance

0.01km



**13 MARYBURGH ROAD
COBBLEBANK VIC 3338**

 4  2  2

Sold Price

\$605,000

Sold Date

31-May-25

Distance

0.14km



**5 MARYBURGH ROAD
COBBLEBANK VIC 3338**

 4  2  1

Sold Price

\$571,000

Sold Date

17-May-25

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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