

## 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 FINNISS AVENUE COBBLEBANK VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$969,000

&

\$1,029,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Cobblebank

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

71 ROEHAMPTON DRIVE STRATHTULLOH VIC 3338	\$980,000	20-Jul-24
8 HARLOW DRIVE STRATHTULLOH VIC 3338	\$977,000	30-Aug-24

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: 03 June 2025

**71 ROEHAMPTON DRIVE  
STRATHTULLOH VIC 3338**

5 3 2

Sold Price **\$980,000** Sold Date **20-Jul-24**Distance **1.74km****8 HARLOW DRIVE STRATHTULLOH  
VIC 3338**

5 3 2

Sold Price **\$977,000** Sold Date **30-Aug-24**Distance **2.08km**

RS = Recent sale

UN = Undisclosed Sale

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