

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

280 Mine Road, Cottles Bridge Vic 3099

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,240,000

&

\$1,364,000

Median sale price

Median price \$1,358,750

Property Type House

Suburb Cottles Bridge

Period - From 21/07/2024

to

20/07/2025

Source Property Data

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 six 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
1	65 Barreenong Rd COTTLES BRIDGE 3099	\$1,315,000	16/04/2025
2	140 Barreenong Rd COTTLES BRIDGE 3099	\$1,250,000	15/04/2025
3			

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 six months.~~

This Statement of Information was prepared on:

21/07/2025 12:30

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Property Type: House
Land Size: 10926.522 sqm approx
Agent Comments

Indicative Selling Price
\$1,240,000 - \$1,364,000
Median House Price
21/07/2024 - 20/07/2025: \$1,358,750

Comparable Properties



65 Barreenong Rd COTTLES BRIDGE 3099 (REI)

Agent Comments

2 2 2

Price: \$1,315,000
Method: Private Sale
Date: 16/04/2025
Rooms: 5
Property Type: House (Res)
Land Size: 27000 sqm approx



140 Barreenong Rd COTTLES BRIDGE 3099 (REI)

Agent Comments

3 1 -

Price: \$1,250,000
Method: Private Sale
Date: 15/04/2025
Property Type: Rural (All Types)
Land Size: 40468.60 sqm approx

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 six months.