

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

76 COSGROVE DRIVE MADDINGLEY VIC 3340

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

\$679,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,500

Property type

Land

Suburb

Maddingley

Period-from

01 May 2025

to

30 Apr 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

1 BOOTH ROAD MADDINGLEY VIC 3340	\$700,000	28-Oct-25
17 BRIGHTON RISE MADDINGLEY VIC 3340	\$697,000	26-Mar-26
110 STONEHILL DRIVE MADDINGLEY VIC 3340	\$685,000	22-May-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: 27 May 2026


1 BOOTH ROAD MADDINGLEY VIC 3340
 4  2  2

Sold Price

\$700,000

Sold Date

28-Oct-25

Distance

0.09km

17 BRIGHTON RISE MADDINGLEY VIC 3340
 4  2  2

Sold Price

\$697,000

Sold Date

26-Mar-26

Distance

0.42km

110 STONEHILL DRIVE MADDINGLEY VIC 3340
 4  2  2

Sold Price

^{RS} **\$685,000**

Sold Date

22-May-26

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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