

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

7 CRAWFORD RISE 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

House

Suburb

Cobblebank

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 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

| | | |
|--|-----------|-----------|
| 11 MARIBYRNONG WAY COBBLEBANK VIC 3338 | \$725,000 | 28-Jan-26 |
| 2 NIGHTJAR PLACE MELTON SOUTH VIC 3338 | \$735,000 | 06-May-26 |
| 38 MARACANA CIRCUIT STRATHULLOH VIC 3338 | \$760,000 | 14-Apr-26 |

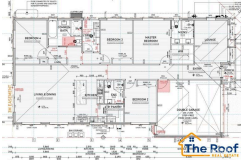
OR

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: 20 May 2026


**11 MARIBYRNONG WAY
COBBLEBANK VIC 3338**
 4  2  2

 Sold Price **\$725,000** Sold Date **28-Jan-26**

 Distance **0.2km**

**2 NIGHTJAR PLACE MELTON
SOUTH VIC 3338**
 4  3  2

 Sold Price ^{RS} **\$735,000** Sold Date **06-May-26**

 Distance **0.95km**

**38 MARACANA CIRCUIT
STRATHULLOH VIC 3338**
 4  2  2

 Sold Price ^{RS} **\$760,000** Sold Date **14-Apr-26**

 Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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