

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

33 Cobram Drive, Eynesbury Vic 3338

Indicative selling price

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

Range between

\$430,000

&

\$449,000

Median sale price

Median price

\$384,742

Property Type

Vacant land

Suburb

Eynesbury

Period - From

12/05/2025

to

11/05/2026

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 | | |
| 2 | | |
| 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:

12/05/2026 11:02

33 Cobram Drive, Eynesbury Vic 3338



Property Type: Land
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$449,000
Median Land Price
12/05/2025 - 11/05/2026: \$384,742

Comparable Properties

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.

Account - Oak Tree Real Estate



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