

## 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

209 COBDEN STREET MOUNT PLEASANT VIC 3350

### 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

\$595,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Mount Pleasant

Period-from

01 Jan 2025

to

31 Dec 2025

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

3 YOUNG STREET GOLDEN POINT VIC 3350	\$590,000	28-Nov-25
207 COBDEN STREET MOUNT PLEASANT VIC 3350	\$590,500	26-Feb-25
507 BOND STREET GOLDEN POINT VIC 3350	\$615,000	04-Dec-25

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: 23 February 2026



**3 YOUNG STREET GOLDEN POINT  
VIC 3350**

 3  1  4

Sold Price

**\$590,000**

Sold Date **28-Nov-25**

Distance **1.16km**



**207 COBDEN STREET MOUNT  
PLEASANT VIC 3350**

 3  1  2

Sold Price

**\$590,500**

Sold Date **26-Feb-25**

Distance **0.01km**



**507 BOND STREET GOLDEN POINT  
VIC 3350**

 3  1  1

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date **04-Dec-25**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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