

PROPERTY PROFILE

25 Cooks Road Callignee VIC 3844

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CoreLogic

25 Cooks Road Callignee VIC 3844

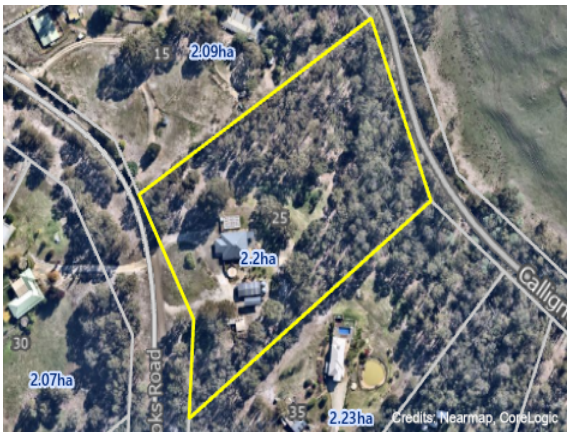
3 | 2 | 10 | 220m² | 2.19Ha

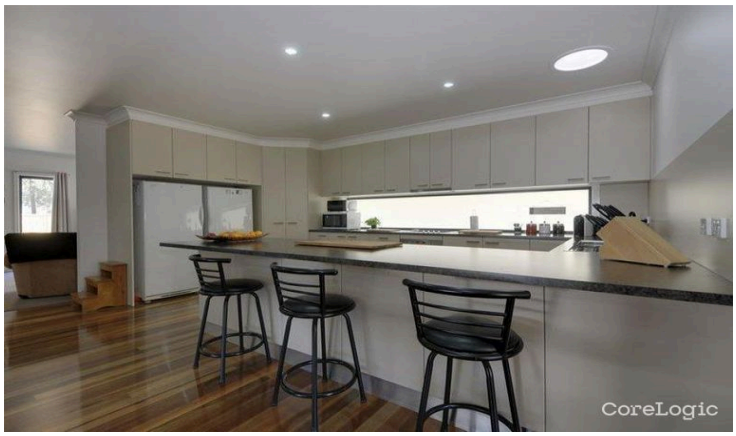
Property Details

Lot/Plan	LOT 3 LP121705	**Property Type**	House
Year Built	2012	**Council Area**	Latrobe
Zone	RLZ4, Rural Living Zone - Schedule 4	**Land Use Primary**	Res Rural / Rural Lifestyle









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Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$860,000	$703,000 - $1,012,000	

Estimated Value as at 28 April 2025. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

Property Activity Summary

Date	Activity	Value	Details
21 Nov 2014	Sold	$470,000	Sale Method: Private Treaty, Sale Advised by: Government
30 Sep 2014	For Sale	OFFERS OVER $475,000	Campaign period: 30/09/2014 - 22/11/2014, Listing Type: Private Treaty, Listed by: EDDY LAURIE, FIRST NATIONAL REALESTATE LATROBE -, Days on market: 54
22 Jul 2013	For Sale	-	Campaign period: 22/07/2013 - 16/09/2013, Listing Type: Private Treaty, Listed by: LATROBE FIRST NATIONAL, Days on market: 57
27 Feb 2010	Sold	$142,000	Sale Method: Unknown, Sale Advised by: Government
21 Jan 2005	Sold	$232,000	Sale Method: Unknown, Sale Advised by: Government
02 Dec 2004	For Sale	-	Campaign period: 02/12/2004 - 02/12/2004, Listing Type: Private Treaty, Listed by: SCAMMELL LARRY, PATON ESTATE AGENTS, Days on market: 1
22 Dec 1981	Sold	$16,500	Sale Method: Unknown, Sale Advised by: Government
04 Mar 1978	Sold	$10,000	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties



235 Old Callignee Road Callignee VIC 3844

4	2	5	213m^2	3.03Ha

Sale Price	**$875,000**	Sale Method	Private Treaty
Sale Date	19/07/2024	Days on Market	59

1.4km from property

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Properties For Sale



720 Callignee South Road Callignee VIC 3844

3	2	4	202m^2	2.22Ha

First Ad Price Price On Application

Latest Ad Price Price on Application

Listing Method - Days on Market -

0.4km from property

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Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
Traralgon South Primary School -	4.8km	Primary	Mixed	Government	108
Traralgon College-East Campus 142-146 Liddiard Road Traralgon VIC 3844	12.7km	Secondary	Mixed	Government	-
St Gabriel's Primary School -	4.4km	Primary	Mixed	Non-Government	479
Gormandale And District Primary School 2 Gormandale-Stradbroke Road Gormandale VIC 3873	10.1km	Primary	Mixed	Government	47
Chairo Christian School - Traralgon Campus 2-10 Lansdowne Road Traralgon VIC 3844	12.1km	Combined	Mixed	Non-Government	-

Property within school catchment

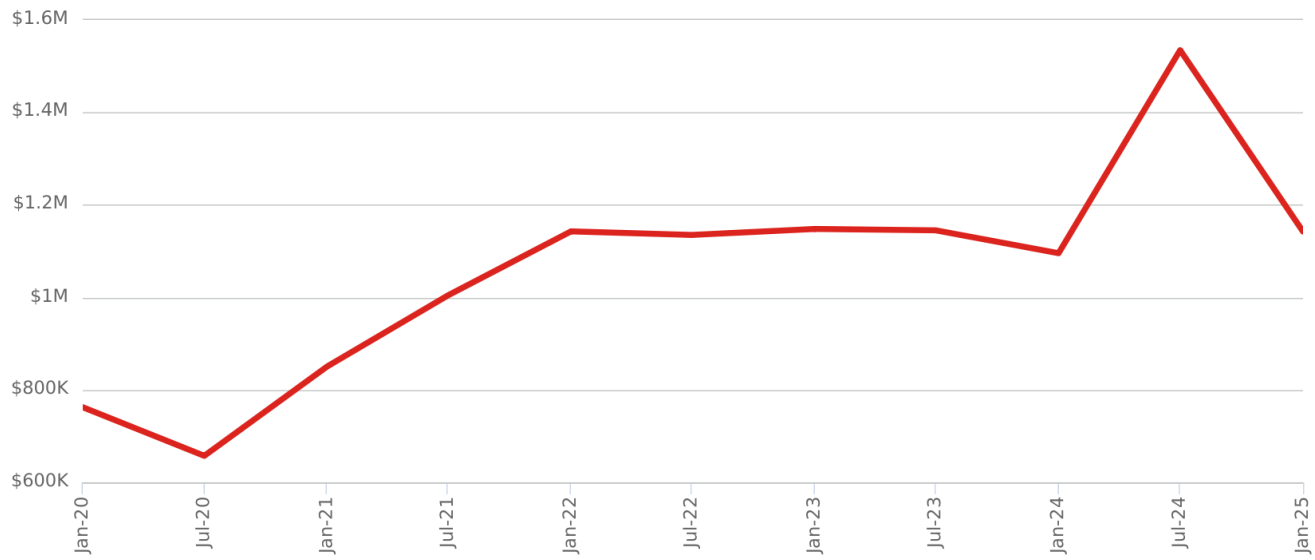
Property outside school catchment (government)/no catchment applies (non-government)

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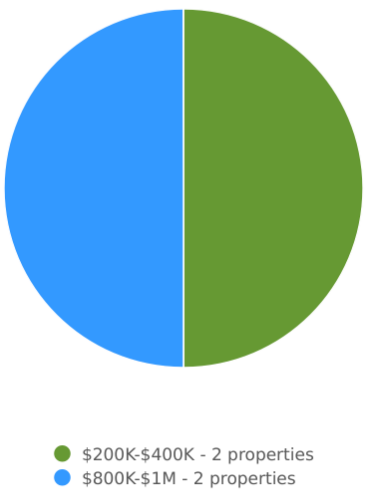
Callignee Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jan 2025	4	$1,142,387	▲ 4.26%
Jan 2024	-	$1,095,625	▼ 4.56%
Jan 2023	3	$1,148,055	▲ 0.45%
Jan 2022	1	$1,142,829	▲ 34.33%
Jan 2021	3	$850,704	▲ 11.56%
Jan 2020	-	$762,542	- -

Median Value (monthly)



Property Sales by Price (Past 12 months)



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Estimated Value

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence' level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



Low Medium High

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