

# 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 16 Maurice Street, Cockatoo, VIC 3781

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$650,000

&

\$715,000

### Median sale price

Median price

\$770,000

Property Type

House

Suburb

Cockatoo (3781)

Period - From

01/11/2024

to

31/01/2025

Source

REIV

### Comparable property sales

A These are two 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
2 TYMON ROAD, COCKATOO VIC 3781	\$690,000	13/01/2025
17A GLEN ROAD, COCKATOO VIC 3781	\$692,303	06/12/2024

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: 03/03/2025