

## 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

26 DEVON AVENUE COCKATOO VIC 3781

### 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

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Cockatoo

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

18 DEVON AVENUE COCKATOO VIC 3781	\$660,000	09-Oct-24
5 COCKATOO AVENUE COCKATOO VIC 3781	\$710,500	30-Oct-24
32 MOUNTAIN ROAD COCKATOO VIC 3781	\$700,000	23-Sep-24

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.~~

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**18 DEVON AVENUE COCKATOO  
VIC 3781**

3 1 1

Sold Price **\$660,000** Sold Date **09-Oct-24**

Distance **0.09km**

**5 COCKATOO AVENUE  
COCKATOO VIC 3781**

4 2 -

Sold Price **\$710,500** Sold Date **30-Oct-24**

Distance **0.21km**

**32 MOUNTAIN ROAD COCKATOO  
VIC 3781**

3 1 2

Sold Price **\$700,000** Sold Date **23-Sep-24**

Distance **1.35km**

RS = Recent sale      UN = Undisclosed Sale

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