

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

2 JEANNE STREET COCKATOO VIC 3781

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$785,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Cockatoo

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

6 MARCELLE STREET COCKATOO VIC 3781

\$793,500

31-Jul-25

15 KITCHENER PARADE COCKATOO VIC 3781

\$800,000

20-Aug-25

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.

This Statement of Information was prepared on: 10 October 2025

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6 MARCELLE STREET COCKATOO VIC 3781 Sold Price **\$793,500** Sold Date **31-Jul-25**
Distance **0.46km**

 3  1  -



15 KITCHENER PARADE COCKATOO VIC 3781 Sold Price ^{RS} **\$800,000** Sold Date **20-Aug-25**
Distance **1.7km**

 3  1  2

RS = Recent sale **UN** = Undisclosed Sale

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