Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	le							
Address Including suburb and postcode	477-491 FAULKNERS ROAD MOUNT COTTRELL VIC 3024							
Indicative selling price								
For the meaning of this price	e see consumer.vic	.gov.a	u/underquot	ing (*D	elete single pric	e or range	as applicable)	
Single Price	Price on Applica	or range between			&			
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$585,000				House	Suburb	Mount Cottrell	
Period-from	01 Nov 2024	to 31 Oct 2025			Source		Cotality	
Comparable property s	•				•			
A* These are the three estate agent or ager								
Address of comparable property					Price	•	Date of sale	
OR							1	

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: 13 November 2025



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