

## 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

9 COOKS WAY TAYLORS HILL VIC 3037

### 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

\$840,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$881,500

Property type

House

Suburb

Taylors Hill

Period-from

01 Sep 2024

to

31 Aug 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

|  |           |           |
|--|-----------|-----------|
| 23 BALMAIN CIRCUIT TAYLORS HILL VIC 3037 | \$876,500 | 30-Aug-25 |
| 10 MAPLE COURT TAYLORS HILL VIC 3037     | \$865,000 | 09-Jul-25 |
| 8 ADDICOTT WAY TAYLORS HILL VIC 3037     | \$870,000 | 16-May-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: 17 September 2025



### 23 BALMAIN CIRCUIT TAYLORS HILL VIC 3037

 3
  2
  2

Sold Price

<sup>RS</sup>
**\$876,500**

Sold Date **30-Aug-25**

Distance **1.32km**


### 10 MAPLE COURT TAYLORS HILL VIC 3037

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$865,000**

Sold Date **09-Jul-25**

Distance **0.61km**


### 8 ADDICOTT WAY TAYLORS HILL VIC 3037

 4
  2
  2

Sold Price

**\$870,000**

Sold Date **16-May-25**

Distance **1.03km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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