

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

23 JOFFRE PARADE 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,500

Property type

House

Suburb

Cockatoo

Period-from

01 Nov 2024

to

31 Oct 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

11 ALLENBY AVENUE COCKATOO VIC 3781	\$810,000	21-Aug-25
15 KITCHENER PARADE COCKATOO VIC 3781	\$800,000	20-Aug-25
6 MARCELLE STREET COCKATOO VIC 3781	\$793,500	31-Jul-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.~~

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	11 ALLENBY AVENUE COCKATOO VIC 3781	Sold Price	\$810,000	Sold Date	21-Aug-25
	 3  2  1			Distance	0.08km
	15 KITCHENER PARADE COCKATOO VIC 3781	Sold Price	^{RS} \$800,000	Sold Date	20-Aug-25
	 3  1  2			Distance	0.31km
	6 MARCELLE STREET COCKATOO VIC 3781	Sold Price	\$793,500	Sold Date	31-Jul-25
	 3  1  -			Distance	1.55km

RS = Recent sale UN = Undisclosed Sale

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