

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

4 NAUGHTON 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,500

Property type

House

Suburb

Cockatoo

Period-from

01 Dec 2024

to

30 Nov 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 NAUGHTON STREET COCKATOO VIC 3781	\$1,220,000	24-Sep-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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6 NAUGHTON STREET COCKATOO VIC 3781 Sold Price ^{RS} **\$1,220,000** ^{UN} Sold Date **24-Sep-25**
 3  2  4 Distance **0.04km**

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

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