

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

14 Cooke Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Abbotsford

Period - From 01/04/2025

to

30/06/2025

Source REIV

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 six 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
1	6 Appleton St RICHMOND 3121	\$1,435,000	24/05/2025
2	21 Type St RICHMOND 3121	\$1,425,000	19/04/2025
3			

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 six months.~~

This Statement of Information was prepared on:

09/07/2025 09:32



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Property Type: House (Res)

Agent Comments

Comparable Properties



6 Appleton St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 1

Price: \$1,435,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 237 sqm approx



21 Type St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$1,425,000

Method: Private Sale

Date: 19/04/2025

Property Type: House

Land Size: 196 sqm approx

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 six months.