

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

25 Cooke Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,415,000

Property Type House

Suburb Abbotsford

Period - From 01/04/2026

to

30/06/2026

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	4 Alfred St RICHMOND 3121	\$1,055,000	25/07/2026
2	11 North St RICHMOND 3121	\$1,102,500	18/04/2026
3	30 Abinger St RICHMOND 3121	\$1,075,000	19/03/2026

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:

29/07/2026 09:38



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2026: \$1,415,000

Comparable Properties



4 Alfred St RICHMOND 3121 (REI)

Agent Comments

2
 1
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Price: \$1,055,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)



11 North St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,102,500

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 125 sqm approx



30 Abinger St RICHMOND 3121 (VG)

Agent Comments

2
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Price: \$1,075,000

Method: Sale

Date: 19/03/2026

Property Type: House - Attached House N.E.C.

Land Size: 145 sqm approx

Account - Jellis Craig | P: 03 9864 5000