

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

3 SEAVIEW ROAD 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$784,500

Property type

House

Suburb

Cockatoo

Period-from

01 Apr 2025

to

31 Mar 2026

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

70 FIRST AVENUE COCKATOO VIC 3781

\$952,000

02-Feb-26

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: 16 April 2026

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70 FIRST AVENUE COCKATOO VIC 3781 Sold Price **\$952,000** Sold Date **02-Feb-26**
Distance **0.52km**

 3  2  2

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

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