FROG PROPERTY
Sales & Management

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: **3B Len Cook Drive, Eastwood Vic 3875**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price: **$529,000** ~~or range between~~ _____ & _____

Median sale price

Median price: **$620,000** | Property type: House | Suburb: Eastwood

Period - From: 01 October 2024 to: 30 September 2025 | Source: pricefinder

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
5 BANKSIA CRT, LUCKNOW, VIC 3875	$498,000	21/11/2025
14B LEN COOK DR, EASTWOOD, VIC 3875	$525,000	11/08/2025
14B FISON AVE, EASTWOOD, VIC 3875	$520,000	18/09/2025

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: 12 December 2025