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<br>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

Single price $1,099,000

## Median sale price

Median price $1,440,000 Property Type House Suburb Abbotsford

Period - From 01/07/2025 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 | 128 Stawell St RICHMOND 3121 | $1,095,000 | 30/05/2026 |
| 3 | 11 North St RICHMOND 3121 | $1,102,500 | 18/04/2026 |

**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: 01/09/2026 09:11

# 25 Cooke Street, Abbotsford Vic 3067

JellisCraig



2 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,099,000
**Median House Price**
Year ending June 2026: $1,440,000

## Comparable Properties



**4 Alfred St RICHMOND 3121 (REI/VG)**

2 1 -

**Price:** $1,055,000
**Method:** Auction Sale
**Date:** 25/07/2026
**Property Type:** House (Res)
**Land Size:** 137 sqm approx

Agent Comments



**128 Stawell St RICHMOND 3121 (REI/VG)**

2 1 -

**Price:** $1,095,000
**Method:** Auction Sale
**Date:** 30/05/2026
**Property Type:** House (Res)
**Land Size:** 121 sqm approx

Agent Comments



**11 North St RICHMOND 3121 (REI/VG)**

2 1 1

**Price:** $1,102,500
**Method:** Auction Sale
**Date:** 18/04/2026
**Property Type:** House (Res)
**Land Size:** 125 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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