

## 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 HILLCREST COURT COCKATOO VIC 3781

### Indicative selling price

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

Single Price

or range  
between

\$830,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Cockatoo

Period-from

01 Jun 2025

to

31 May 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

7 NANGANA STREET COCKATOO VIC 3781	\$830,000	21-Nov-25
4 OONAH STREET COCKATOO VIC 3781	\$815,000	20-Nov-25
9 TERARA STREET COCKATOO VIC 3781	\$1,040,000	18-Dec-24

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: 18 June 2026


**7 NANGANA STREET COCKATOO VIC 3781**
 3  2  2

 Sold Price **\$830,000** Sold Date **21-Nov-25**

 Distance **0.25km**

**4 OONAH STREET COCKATOO VIC 3781**
 3  2  2

 Sold Price **\$815,000** Sold Date **20-Nov-25**

 Distance **0.34km**

**9 TERARA STREET COCKATOO VIC 3781**
 3  2  4

 Sold Price **\$1,040,000** Sold Date **18-Dec-24**

 Distance **0.66km**

RS = Recent sale      UN = Undisclosed Sale

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