

## 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

6 MACKENZIE STREET 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Farm

Suburb

Cockatoo

Period-from

01 May 2025

to

30 Apr 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

18 LISHEEN ROAD COCKATOO VIC 3781	\$851,000	01-May-26
7 NANGANA STREET COCKATOO VIC 3781	\$830,000	21-Nov-25

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.

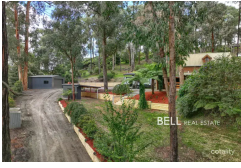
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**18 LISHEEN ROAD COCKATOO VIC 3781**

Sold Price

<sup>RS</sup> **\$851,000**

Sold Date **01-May-26**

 3  1  4

Distance **1.61km**



**7 NANGANA STREET COCKATOO VIC 3781**

Sold Price

**\$830,000**

Sold Date **21-Nov-25**

 3  2  2

Distance **2.81km**

RS = Recent sale

UN = Undisclosed Sale

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