

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Eastwood

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 FLINNS ROAD EASTWOOD VIC 3875	\$575,000	24-Dec-25
2 THE GRANGE LUCKNOW VIC 3875	\$580,000	02-Apr-26
5 ARCHER AVENUE LUCKNOW VIC 3875	\$590,000	13-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 September 2026



**70 FLINNS ROAD EASTWOOD VIC
3875**

Sold Price

\$575,000

Sold Date

24-Dec-25

 4  2  2

Distance

0.12km



**2 THE GRANGE LUCKNOW VIC
3875**

Sold Price

\$580,000

Sold Date

02-Apr-26

 3  2  2

Distance

0.8km



**5 ARCHER AVENUE LUCKNOW VIC
3875**

Sold Price

\$590,000

Sold Date

13-Mar-26

 3  2  -

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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