

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

1/5 TOM ROBERTS PARADE POINT COOK VIC 3030

Indicative selling price

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

Single Price

or range
between

\$445,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Mar 2025

to

28 Feb 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

2/10 SANTANDER CRESCENT POINT COOK VIC 3030	\$481,000	05-Mar-26
67 SEAGRASS CRESCENT POINT COOK VIC 3030	\$495,000	07-Feb-26

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: 25 March 2026



**2/10 SANTANDER CRESCENT
POINT COOK VIC 3030**

 2  1  1

Sold Price

^{RS}

\$481,000

Sold Date

05-Mar-26

Distance

0.67km



**67 SEAGRASS CRESCENT POINT
COOK VIC 3030**

 2  1  1

Sold Price

\$495,000

Sold Date

07-Feb-26

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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