

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

116 AMBASSADOR CRESCENT 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

\$830,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Land

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

24 MCWILLIAMS CRESCENT POINT COOK VIC 3030	\$840,000	13-Jan-26
30 CAMPASPE WAY POINT COOK VIC 3030	\$850,000	31-Oct-25
18 FREMANTLE CLOSE POINT COOK VIC 3030	\$832,000	17-Oct-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.~~

This Statement of Information was prepared on: 24 March 2026



24 MCWILLIAMS CRESCENT POINT Sold Price **\$840,000** Sold Date **13-Jan-26**
COOK VIC 3030

 4  2  2

Distance **1.75km**



30 CAMPASPE WAY POINT COOK Sold Price **\$850,000** Sold Date **31-Oct-25**
VIC 3030

 4  2  2

Distance **0.76km**



18 FREMANTLE CLOSE POINT Sold Price **\$832,000** Sold Date **17-Oct-25**
COOK VIC 3030

 4  2  2

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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