

## 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

12 SKEIN STREET POINT COOK VIC 3030

### 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

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2025

to

31 Mar 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

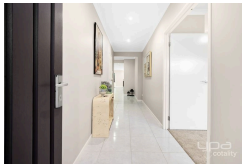
Date of sale

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 21 HEATHERBELL AVENUE POINT COOK VIC 3030  | \$820,000 | 28-Dec-25 |
| 14 REGAL ROAD POINT COOK VIC 3030          | \$800,000 | 11-Nov-25 |
| 24 MCWILLIAMS CRESCENT POINT COOK VIC 3030 | \$840,000 | 13-Jan-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: 29 April 2026



**21 HEATHERBELL AVENUE POINT  
COOK VIC 3030**

Sold Price

**\$820,000**

Sold Date

**28-Dec-25**



4



2



2

Distance

**0.13km**



**14 REGAL ROAD POINT COOK VIC  
3030**

Sold Price

**\$800,000**

Sold Date

**11-Nov-25**



4



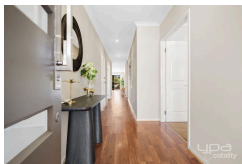
2



2

Distance

**0.44km**



**24 MCWILLIAMS CRESCENT POINT  
COOK VIC 3030**

Sold Price

**\$840,000**

Sold Date

**13-Jan-26**



4



2



2

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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