

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

2 JAPONICA WAY 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2025

to

31 May 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

8 DITMARS AVENUE POINT COOK VIC 3030	\$1,253,000	13-Jan-25
74 HARGRAVE AVENUE POINT COOK VIC 3030	\$1,200,000	03-Mar-26
3 SORRENTO AVENUE POINT COOK VIC 3030	\$1,150,000	13-Mar-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: 17 June 2026


8 DITMARS AVENUE POINT COOK VIC 3030

 6
  5
  2

Sold Price

\$1,253,000

Sold Date

13-Jan-25

Distance

1.43km

74 HARGRAVE AVENUE POINT COOK VIC 3030

 5
  3
  2

Sold Price

\$1,200,000

Sold Date

03-Mar-26

Distance

1.82km

3 SORRENTO AVENUE POINT COOK VIC 3030

 5
  3
  2

Sold Price

\$1,150,000

Sold Date

13-Mar-25

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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