

## 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 VIOLA AVENUE 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

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 81 FONGEO DRIVE POINT COOK VIC 3030  | \$1,430,000 | 02-Dec-25 |
| 35 ENDURANCE WAY POINT COOK VIC 3030 | \$1,430,000 | 21-Jun-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: 02 June 2026



## 81 FONGEO DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

**\$1,430,000**

Sold Date **02-Dec-25**

Distance

**0km**



## 35 ENDURANCE WAY POINT COOK VIC 3030

5 3 2

Sold Price

Sold Date

**21-Jun-25**

Distance

**0.78km**

RS = Recent sale

UN = Undisclosed Sale

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