

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

3 ANDAMAN PLACE 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

\$775,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2025

to

31 Aug 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

48 SANTANDER CRESCENT POINT COOK VIC 3030	\$855,000	09-Jul-26
3 LA SPEZIA COURT POINT COOK VIC 3030	\$875,000	10-Apr-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: 04 September 2026



48 SANTANDER CRESCENT POINT COOK VIC 3030

Sold Price

^{RS}
\$855,000

Sold Date

09-Jul-26


-



-



-

Distance

1.56km


3 LA SPEZIA COURT POINT COOK VIC 3030

Sold Price

\$875,000

Sold Date

10-Apr-26


1



1



1

Distance

1.7km
RS = Recent sale

UN = Undisclosed Sale

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