

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 CASTLEWOOD 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,500

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2025

to

31 Jul 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 GRANDVIEW AVENUE POINT COOK VIC 3030	\$971,000	20-Jun-26
28 CRESWICK DRIVE POINT COOK VIC 3030	\$1,050,000	08-Jul-26
94 JUNIPER AVENUE POINT COOK VIC 3030	\$1,055,000	22-May-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: 05 August 2026



8 GRANDVIEW AVENUE POINT COOK VIC 3030

Sold Price

^{RS}
\$971,000

Sold Date

20-Jun-26


4



2



2

Distance

0.88km


28 CRESWICK DRIVE POINT COOK VIC 3030

Sold Price

^{RS}
\$1,050,000

Sold Date

08-Jul-26


4



2



6

Distance

0.82km


94 JUNIPER AVENUE POINT COOK VIC 3030

Sold Price

^{RS}
\$1,055,000

Sold Date

22-May-26


4



2



2

Distance

1.05km
RS = Recent sale

UN = Undisclosed Sale

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