

## 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 SPRINGBROOK PLACE 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

\$1,250,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 5 RIVER WALK DRIVE POINT COOK VIC 3030     | \$1,285,000 | 24-Jun-26 |
| 15 FRANCISCO BAY POINT POINT COOK VIC 3030 | \$1,260,000 | 26-May-26 |
| 11 SUNDOWNER PLACE POINT COOK VIC 3030     | \$1,262,000 | 19-Jun-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: 11 August 2026



**5 RIVER WALK DRIVE POINT  
COOK VIC 3030**

 4  2  3

Sold Price **\$1,285,000** Sold Date **24-Jun-26**

Distance **0.18km**



**15 FRANCISCO BAY POINT POINT  
COOK VIC 3030**

 4  2  2

Sold Price **\$1,260,000** Sold Date **26-May-26**

Distance **0.57km**



**11 SUNDOWNER PLACE POINT  
COOK VIC 3030**

 5  3  2

Sold Price **\$1,262,000** Sold Date **19-Jun-26**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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