

## 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

30 KIRKSTONE ROAD 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

\$720,000

&

\$780,000

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 20 ELDRIDGE COURT POINT COOK VIC 3030     | \$755,000 | 20-Feb-26 |
| 23 DALKEITH DRIVE POINT COOK VIC 3030     | \$702,000 | 18-May-26 |
| 2 GEORGE BENJAMIN COURT SEABROOK VIC 3028 | \$770,000 | 07-Feb-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.~~

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**20 ELDRIDGE COURT POINT COOK VIC 3030** Sold Price **\$755,000** Sold Date **20-Feb-26**

4 2 1

Distance **0.22km**



**23 DALKEITH DRIVE POINT COOK VIC 3030** Sold Price <sup>RS</sup> **\$702,000** <sup>UN</sup> Sold Date **18-May-26**

3 2 1

Distance **0.27km**



**2 GEORGE BENJAMIN COURT SEABROOK VIC 3028** Sold Price **\$770,000** Sold Date **07-Feb-26**

3 2 2

Distance **0.87km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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