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	38 CRESTON STREET 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	$780,000	&	$820,000

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
17 EAST CORNHILL DRIVE POINT COOK VIC 3030	$830,000	11-Aug-26
20 WALTON LOOP POINT COOK VIC 3030	$810,500	22-Aug-26
116 AMBASSADOR CRESCENT POINT COOK VIC 3030	$790,000	26-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: 24 August 2026

Professionals

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17 EAST CORNHILL DRIVE POINT COOK VIC 3030

4 2 2

Sold Price RS $830,000 Sold Date 11-Aug-26

Distance 1.19km

20 WALTON LOOP POINT COOK VIC 3030

4 2 2

Sold Price RS $810,500 Sold Date 22-Aug-26

Distance 0.81km

116 AMBASSADOR CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price $790,000 Sold Date 26-May-26

Distance 0.24km

85 ASTORIA DRIVE POINT COOK VIC 3030

5 3 2

Sold Price RS $780,000 UN Sold Date 23-Jul-26

Distance 0.13km

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

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