

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

40 Seagrass Crescent 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

&

\$815,000

Median sale price

Median price

\$765,000

Property type

House

Suburb

Point Cook

Period - From

01/08/2025

to

31/07/2026

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 six 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

1. 60 Seagrass Crescent Point Cook VIC 3030	\$810,000	06/03/2026
2. 37 Seagrass Crescent Point Cook VIC 3030	\$810,000	09/02/2026
3. 32 Bowral Avenue Point Cook VIC 3030	\$822,000	04/08/2026

This Statement of Information was prepared on: 26/08/2026