

## 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

5 DARGY AMBLE 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Land

Suburb

Point Cook

Period-from

01 Mar 2025

to

28 Feb 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

2 IBIZA COURT POINT COOK VIC 3030	\$875,000	09-Oct-25
15 PESARO PLACE POINT COOK VIC 3030	\$890,000	19-Nov-25
19 HASLUCK GARDENS POINT COOK VIC 3030	\$920,000	04-Sep-25

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: 02 March 2026

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**2 IBIZA COURT POINT COOK VIC 3030**

4 2 2

Sold Price

**\$875,000**

Sold Date **09-Oct-25**

Distance **1.09km**



**15 PESARO PLACE POINT COOK VIC 3030**

4 2 2

Sold Price

**\$890,000**

Sold Date **19-Nov-25**

Distance **0.97km**



**19 HASLUCK GARDENS POINT COOK VIC 3030**

4 2 2

Sold Price

**\$920,000**

Sold Date **04-Sep-25**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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