

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 MONCRIEFF PARADE 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

\$635,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2025

to

31 Aug 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

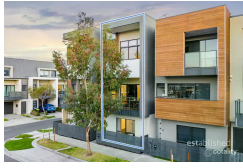
Date of sale

17 TRIBECA DRIVE POINT COOK VIC 3030	\$665,000	12-Jun-26
2 SAKURA WALK POINT COOK VIC 3030	\$650,000	29-Jul-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: 17 September 2026



**17 TRIBECA DRIVE POINT COOK
VIC 3030**

 3  3  2

Sold Price

\$665,000

Sold Date

12-Jun-26

Distance

0.85km



**2 SAKURA WALK POINT COOK VIC
3030**

 3  3  2

Sold Price

\$650,000

Sold Date

29-Jul-26

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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