

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

6 BUTTERCUP LANE 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

\$1,030,000

&

\$1,080,000

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

5 HYACINTH PLACE POINT COOK VIC 3030	\$1,050,000	29-Oct-25
16 MAIDENHAIR DRIVE POINT COOK VIC 3030	\$1,075,000	05-Aug-26
20 TOLEDO CRESCENT POINT COOK VIC 3030	\$1,050,000	03-Jul-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: 26 August 2026


**5 HYACINTH PLACE POINT COOK
VIC 3030**

 4
  2
  2

Sold Price

\$1,050,000

Sold Date

29-Oct-25

Distance

0.56km

**16 MAIDENHAIR DRIVE POINT
COOK VIC 3030**

 4
  2
  2

Sold Price

^{RS} **\$1,075,000**

Sold Date

05-Aug-26

Distance

0.6km

**20 TOLEDO CRESCENT POINT
COOK VIC 3030**

 4
  2
  2

Sold Price

\$1,050,000

Sold Date

03-Jul-25

Distance

0.75km
RS = Recent sale

UN = Undisclosed Sale

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