

## 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 MADDOCK STREET 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

\$1,375,000

&

\$1,475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 4 HARDWICK ROAD POINT COOK VIC 3030 | \$1,600,000 | 17-Jan-26 |
| 18 TAMAR AVENUE POINT COOK VIC 3030 | \$1,510,000 | 08-Nov-25 |
| 81 FONGEO DRIVE POINT COOK VIC 3030 | \$1,430,000 | 12-Dec-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: 20 March 2026


**4 HARDWICK ROAD POINT COOK  
VIC 3030**

 4
  2
  2

Sold Price

**\$1,600,000**

Sold Date

**17-Jan-26**

Distance

**0.67km**

**18 TAMAR AVENUE POINT COOK  
VIC 3030**

 5
  4
  2

Sold Price

**\$1,510,000**

Sold Date

**08-Nov-25**

Distance

**2.14km**

**81 FONGEO DRIVE POINT COOK  
VIC 3030**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$1,430,000**

Sold Date

**12-Dec-25**

Distance

**1.87km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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