

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 MICHAEL PLACE 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

\$799,000

&

\$839,000

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

3 DUCHESS COURT POINT COOK VIC 3030	\$810,000	14-Apr-26
16 TERRENE TERRACE POINT COOK VIC 3030	\$820,000	09-Apr-26
252 BOARDWALK BOULEVARD POINT COOK VIC 3030	\$795,000	15-Aug-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: 19 August 2026



**3 DUCHESS COURT POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$810,000

Sold Date

14-Apr-26

Distance

0.29km



**16 TERRENE TERRACE POINT
COOK VIC 3030**

 4  2  2

Sold Price

\$820,000

Sold Date

09-Apr-26

Distance

0.32km



**252 BOARDWALK BOULEVARD
POINT COOK VIC 3030**

 4  2  2

Sold Price

^{RS} **\$795,000**

Sold Date

15-Aug-26

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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