

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 WELLS ROAD 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2025

to

31 May 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

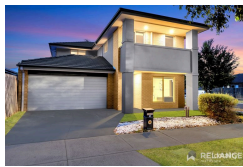
Date of sale

5 BATTERY ROAD POINT COOK VIC 3030	\$800,000	08-Mar-26
42 FLATBUSH AVENUE POINT COOK VIC 3030	\$875,000	25-Mar-26
18 BOWLING AVENUE POINT COOK VIC 3030	\$860,000	01-Nov-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 June 2026


**5 BATTERY ROAD POINT COOK
VIC 3030**

 4
  2
  2

Sold Price

\$800,000

Sold Date

08-Mar-26

Distance

2.22km

**42 FLATBUSH AVENUE POINT
COOK VIC 3030**

 4
  2
  2

Sold Price

\$875,000

Sold Date

25-Mar-26

Distance

1.85km

**18 BOWLING AVENUE POINT
COOK VIC 3030**

 4
  2
  2

Sold Price

\$860,000

Sold Date

01-Nov-25

Distance

2.26km

RS = Recent sale

UN = Undisclosed Sale

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