

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

7 DAYDREAM DRIVE 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

\$1,025,000

&

\$1,075,000

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 SINAVARA AVENUE POINT COOK VIC 3030	\$1,030,000	22-May-26
29 ATLANTIS DRIVE POINT COOK VIC 3030	\$1,110,000	23-Jun-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: 20 August 2026


**5 SINAVARA AVENUE POINT
COOK VIC 3030**

 4
  2
  2

Sold Price **\$1,030,000** Sold Date **22-May-26**

Distance **0.79km**


**29 ATLANTIS DRIVE POINT COOK
VIC 3030**

 4
  2
  2

Sold Price ^{RS} **\$1,110,000** Sold Date **23-Jun-26**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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