

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

9 GIACONDA 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

\$1,330,000

&

\$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2025

to

30 Apr 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

16 SEABIRD DRIVE POINT COOK VIC 3030	\$1,400,000	15-May-25
7 WINCOTT CRESCENT POINT COOK VIC 3030	\$1,438,000	09-Oct-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: 07 May 2026


**16 SEABIRD DRIVE POINT COOK
VIC 3030**
 5  3  2

Sold Price

\$1,400,000

Sold Date

15-May-25

Distance

0.23km

**7 WINCOTT CRESCENT POINT
COOK VIC 3030**
 4  3  2

Sold Price

\$1,438,000

Sold Date

09-Oct-25

Distance

0.26km
RS = Recent sale

UN = Undisclosed Sale

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