

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 ROWLAND 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

\$1,100,000

&

\$1,150,000

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 NILAND CRESCENT POINT COOK VIC 3030	\$1,100,000	28-Oct-25
39 BENSONHURST PARADE POINT COOK VIC 3030	\$1,108,000	20-Nov-25
3 FRANKIE WAY POINT COOK VIC 3030	\$1,090,000	27-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: 24 March 2026



4 NILAND CRESCENT POINT COOK VIC 3030 Sold Price **\$1,100,000** Sold Date **28-Oct-25**

 5  2  2

Distance **1.18km**



39 BENSONHURST PARADE POINT COOK VIC 3030 Sold Price **\$1,108,000** Sold Date **20-Nov-25**

 5  3  2

Distance **1.96km**



3 FRANKIE WAY POINT COOK VIC 3030 Sold Price **\$1,090,000** Sold Date **27-Oct-25**

 4  2  3

Distance **1.47km**



6 KELSO WAY POINT COOK VIC 3030 Sold Price **\$1,083,000** Sold Date **29-Oct-25**

 4  2  3

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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