

## 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 WEST CORNHILL WAY POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$836,500

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

4 BLEECKER WAY POINT COOK VIC 3030	\$690,000	15-Apr-26
74 TOM ROBERTS PARADE POINT COOK VIC 3030	\$720,000	26-Mar-26
44 TOM ROBERTS PARADE POINT COOK VIC 3030	\$682,500	05-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: 19 June 2026


**4 BLEECKER WAY POINT COOK  
VIC 3030**
 3  2  2

Sold Price

**\$690,000**

Sold Date

**15-Apr-26**

Distance

**0.57km**

**74 TOM ROBERTS PARADE POINT  
COOK VIC 3030**
 3  2  2

Sold Price

**\$720,000**

Sold Date

**26-Mar-26**

Distance

**1.13km**

**44 TOM ROBERTS PARADE POINT  
COOK VIC 3030**
 4  2  2

Sold Price

<sup>RS</sup>  
**\$682,500**

Sold Date

**05-Jun-26**

Distance

**1.32km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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