

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

9 WILLIAMS BAY WALK, POINT COOK, VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between  &

## Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
89 BEACHVIEW PARADE POINT COOK VIC 3030	\$875,000	23-Oct-25
141 BEACHVIEW PARADE POINT COOK VIC 3030	\$828,200	17-Dec-25
17 MARITIME CIRCUIT POINT COOK VIC 3030	\$900,000	25-Dec-25

This Statement of Information was prepared on: