

## 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

16 SEABIRD DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,250

Property type

Unit

Suburb

Point Cook

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

133 CITYBAY DRIVE POINT COOK VIC 3030	\$1,400,000	14-Oct-24
229 HAZE DRIVE POINT COOK VIC 3030	\$1,497,000	14-Mar-25
4 SANDY AVENUE POINT COOK VIC 3030	\$1,400,000	21-Jun-24

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: 10 April 2025



**133 CITYBAY DRIVE POINT COOK  
VIC 3030**

4 3 2

Sold Price

**\$1,400,000**

Sold Date

**14-Oct-24**

Distance

**0.68km**



**229 HAZE DRIVE POINT COOK VIC  
3030**

5 3 2

Sold Price

<sup>RS</sup> **\$1,497,000**

Sold Date

**14-Mar-25**

Distance

**2km**



**4 SANDY AVENUE POINT COOK  
VIC 3030**

4 4 2

Sold Price

**\$1,400,000**

Sold Date

**21-Jun-24**

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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